

The background features a repeating pattern of light blue and green geometric shapes, including triangles, squares, and irregular polygons, some of which are overlapping. One shape in the upper right quadrant is highlighted in a darker green.

WELLS FARGO SITE

3140 WASHINGTON BLVD

APRIL 14TH, 2023

MEET THE TEAM



DEVELOPEMENT

DESIGN



LANDSCAPE ARCHITECT



CIVIL ENGINEER



TRAFFIC CONSULTANT



SUMMARY OF CHANGES

- Removed drive through
- Added two walk-up ATMs
- Added short-term parking on North 10th Road
- Modified layby lane on Hudson Street
- Modified streetscape around Verizon building
- Redesign of loading

3

WELLS FARGO SITE | 3140 N WASHINGTON BVD.
CONCEPT | APRIL 14TH, 2023

AKRIDGE
Invested.

JEFFERSON
APARTMENT GROUP

hickok cole

PRIOR PROPOSED CONCEPT

1st Floor Plan

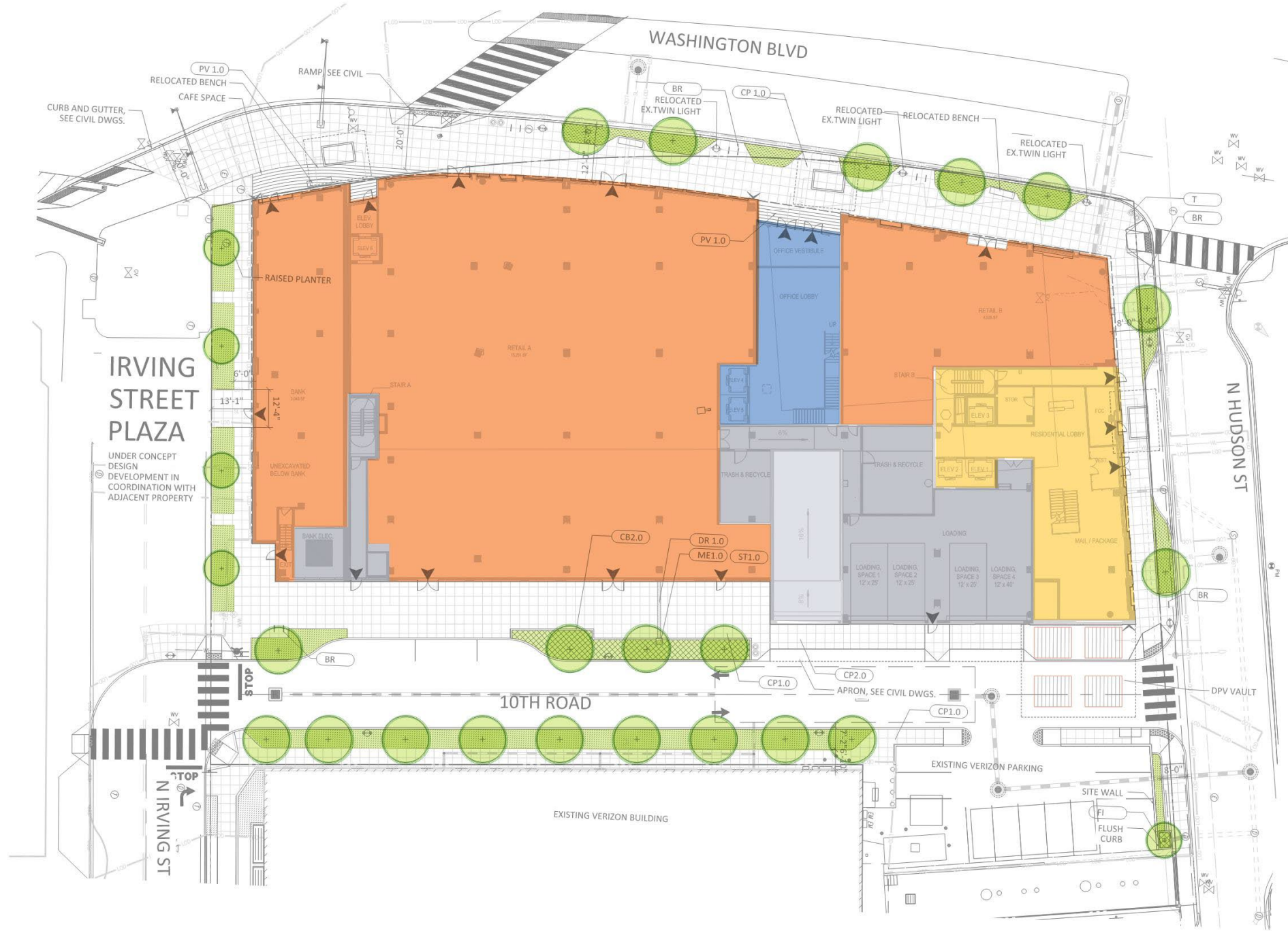


LEGEND

- Retail
- Office
- Residential
- Service
- Parking

PROPOSED CONCEPT

1st Floor Plan



LEGEND

- Retail
- Office
- Residential
- Service
- Parking

PROPOSED CONCEPT

Specific modifications

1. REMOVED DRIVE THROUGH
2. ADDED TWO WALK-UP ATMS
3. ADDED SHORT-TERM PARKING ON NORTH 10TH ROAD
4. MODIFIED LAYBY LANE ON HUDSON STREET
5. MODIFIED STREETSCAPE AROUND VERIZON BUILDING
6. REDESIGN OF LOADING



View From Central Park



7

WELLS FARGO SITE | 3140 N WASHINGTON BVD.
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View from North Irving St. and 10th road north



View on 10th road North, looking west





PROPOSED CONCEPT

Parking and loading summary

Vehicular Parking

| Use | Parking Supply | Parking Ratio |
|-------------|----------------|---------------|
| Retail | 15 | 1/2,084 SF |
| Office | 70 | 1/945 SF |
| Residential | 138 | 0.57/unit |
| Visitors | 11 | |
| Total | 234 | |

Bike Parking

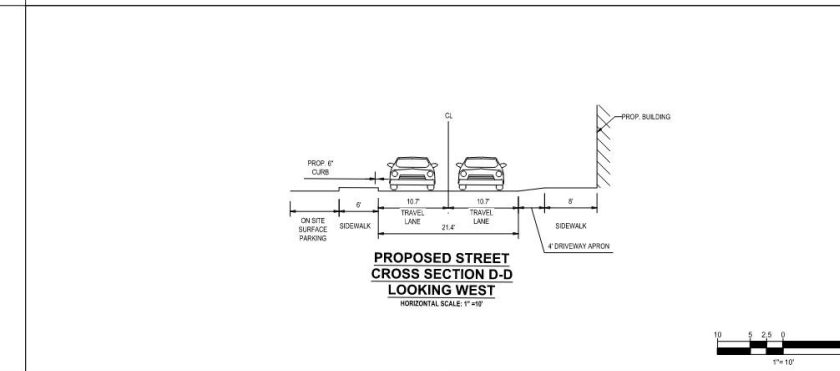
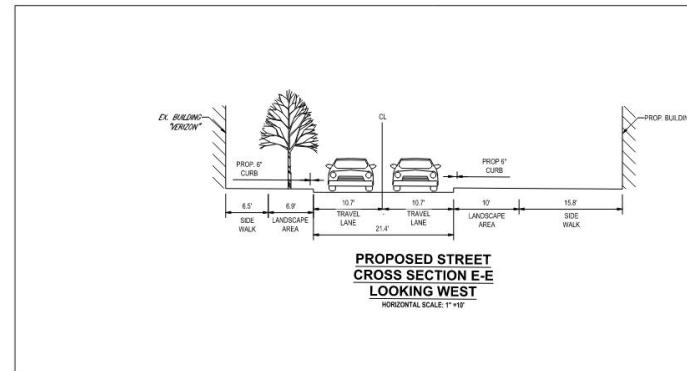
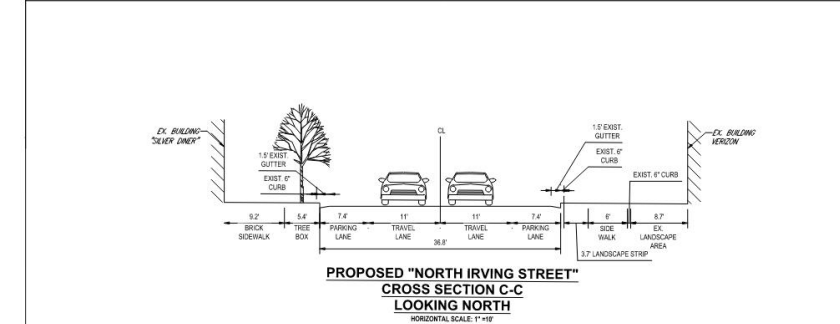
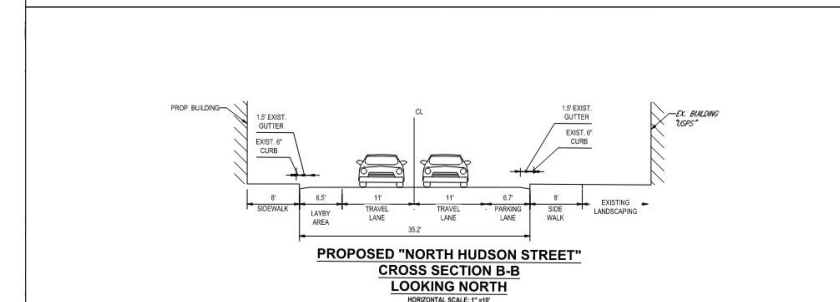
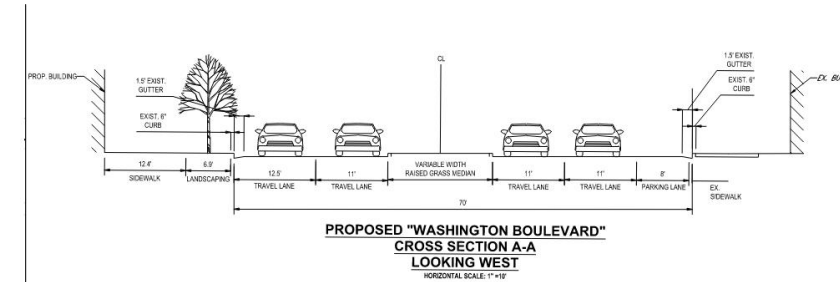
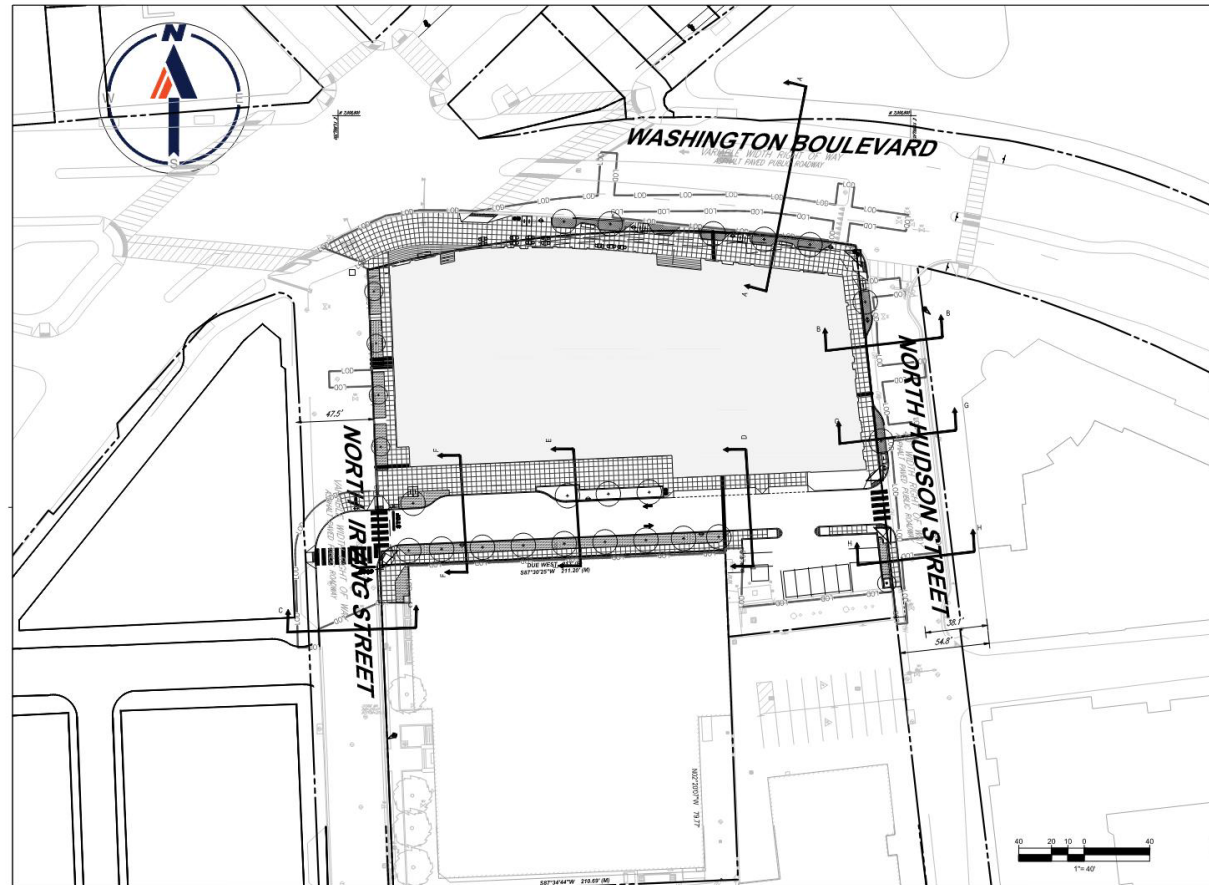
| Type | Required | Provided |
|----------------------|----------|----------|
| Class 1 (Long Term) | 108 | 122 |
| Class 3 (Short Term) | 12 | 20 |

Loading

| Use | Required | Provided |
|-------------|----------|----------------------------|
| Office | 1 | 1 |
| Retail | 2 | 2 |
| Residential | 2 | 1 (Modification Requested) |

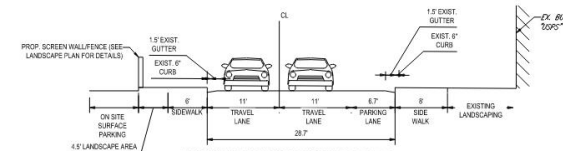
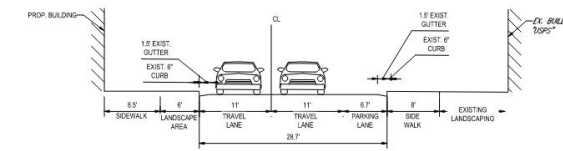
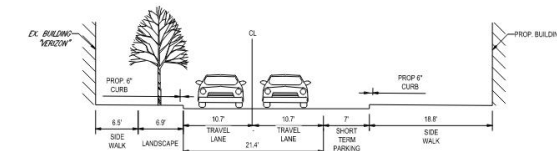
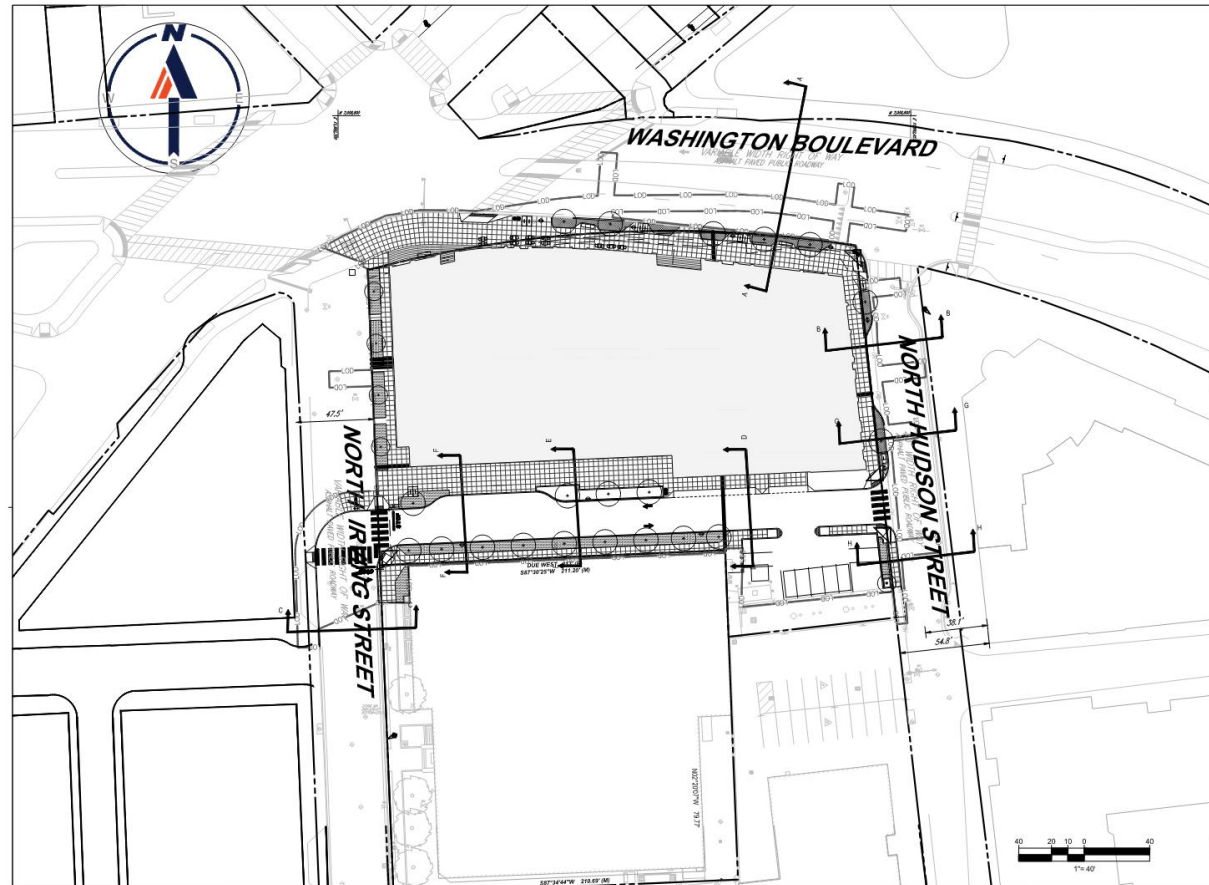
PROPOSED CONCEPT

Road cross sections



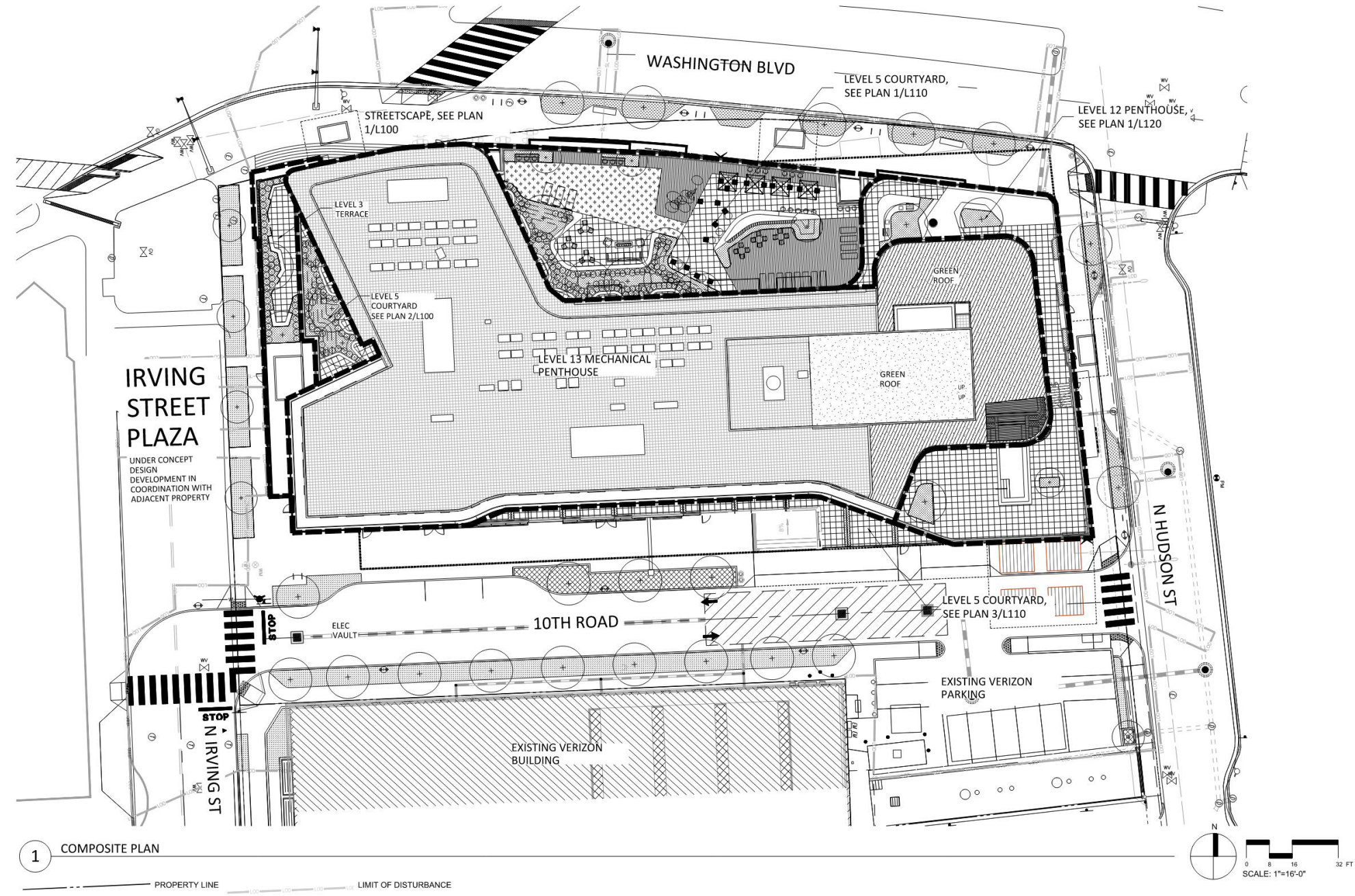
PROPOSED CONCEPT

Road cross sections



PROPOSED CONCEPT

Landscape Composite Plan



PROPOSED CONCEPT

Sustainability: LEED Scorecard

| 1 INTEGRATIVE PROCESS | | | | Possible Points | 1 | |
|-----------------------|---|---|---|-----------------|---------------------|---|
| Y | L | U | N | | | |
| | 1 | | | Credit | Integrative Process | 1 |

| 12 LOCATION & TRANSPORTATION | | | | Possible Points | 16 | |
|------------------------------|---|---|-----|-----------------|--|---|
| Y | L | U | N | | | |
| | | | n/a | Credit | LEED for Neighborhood Development Location <i>Option 1 = 3-16 points</i> | |
| 1 | | | | Credit | Sensitive Land Protection | 1 |
| | 2 | | | Credit | High Priority Site | 2 |
| 5 | | | | Credit | E Surrounding Density and Diverse Uses | 5 |
| 4 | 1 | | | Credit | E Access to Quality Transit | 5 |
| | 1 | | | Credit | Bicycle Facilities | 1 |
| 1 | | | | Credit | E Reduced Parking Footprint | 1 |
| 1 | | | | Credit | Green Vehicles | 1 |

| 5 SUSTAINABLE SITES | | | | Possible Points | 10 | |
|---------------------|---|---|---|-----------------|---|---|
| Y | L | U | N | | | |
| Y | | | | Prereq | Construction Activity Pollution Prevention | |
| 1 | | | | Credit | Site Assessment | 1 |
| | 2 | | | Credit | E Site Development - Protect or Restore Habitat | 2 |
| | 1 | | | Credit | E Open Space | 1 |
| 2 | 1 | | | Credit | E Rainwater Management | 3 |
| 1 | 1 | | | Credit | E Heat Island Reduction | 2 |
| 1 | | | | Credit | Light Pollution Reduction | 1 |

| 7 WATER EFFICIENCY | | | | Possible Points | 11 | |
|--------------------|---|---|---|-----------------|-------------------------------|---|
| Y | L | U | N | | | |
| Y | | | | Prereq | Outdoor Water Use Reduction | |
| Y | | | | Prereq | Indoor Water Use Reduction | |
| Y | | | | Prereq | Building-Level Water Metering | |
| 1 | 1 | | | Credit | Outdoor Water Use Reduction | 2 |
| 5 | 1 | | | Credit | E Indoor Water Use Reduction | 6 |
| | | 2 | | Credit | Cooling Tower Water Use | 2 |
| 1 | | | | Credit | E Water Metering | 1 |

| 20 ENERGY & ATMOSPHERE | | | | Possible Points | 33 | |
|------------------------|---|---|---|-----------------|--|----|
| Y | L | U | N | | | |
| Y | | | | Prereq | Fundamental Commissioning and Verification | |
| Y | | | | Prereq | Minimum Energy Performance | |
| Y | | | | Prereq | Building-level Energy Metering | |
| Y | | | | Prereq | Fundamental Refrigerant Mgmt | |
| 6 | | | | Credit | Enhanced Commissioning | 6 |
| 10 | 2 | 6 | | Credit | E Optimize Energy Performance | 18 |
| 1 | | | | Credit | Advanced Energy Metering | 1 |
| | | 2 | | Credit | Demand Response | 2 |
| 3 | | | | Credit | E Renewable Energy Production | 3 |
| | | | 1 | Credit | Enhanced Refrigerant Management | 1 |

| 8 MATERIALS & RESOURCES | | | | Possible Points | 13 | |
|-------------------------|---|---|---|-----------------|---|---|
| Y | L | U | N | | | |
| Y | | | | Prereq | Storage and Collection of Recyclables | |
| Y | | | | Prereq | Construction and Demolition Waste Mgmt Planning | |
| 3 | | | 2 | Credit | Building Life-cycle Impact Reduction | 5 |
| 1 | 1 | | | Credit | Building Product Disclosure & Optimization – EPD | 2 |
| 1 | 1 | | | Credit | E Building Product Disclosure & Optimization – Sourcing Raw Materials | 2 |
| 1 | 1 | | | Credit | Building Product Disclosure & Optimization – Material Ingredients | 2 |
| 2 | | | | Credit | E Construction and Demolition Waste Mgmt | 2 |

| 6 INDOOR ENVIRONMENTAL QUALITY | | | | Possible Points | 16 | |
|--------------------------------|---|---|---|-----------------|---|---|
| Y | L | U | N | | | |
| Y | | | | Prereq | Minimum Indoor Air Quality Performance | |
| Y | | | | Prereq | Environmental Tobacco Smoke (ETS) Control | |
| 1 | 1 | | | Credit | Enhanced IAQ Strategies | 2 |
| 3 | | | | Credit | E Low-Emitting Materials | 3 |
| 1 | | | | Credit | Construction IAQ Mgmt Plan | 3 |
| | 1 | 1 | | Credit | IAQ Assessment | 2 |
| | | | 1 | Credit | E Thermal Comfort | 1 |
| 1 | | 1 | | Credit | Interior Lighting | 2 |
| | | | 3 | Credit | E Daylight | 3 |
| | | | 1 | Credit | E Quality Views | 1 |
| | | | 1 | Credit | Acoustic Performance | 1 |

| 6 INNOVATION | | | | Possible Points | 6 | |
|--------------|---|---|---|-----------------|--|---|
| Y | L | U | N | | | |
| 1 | | | | Credit | Low Mercury Lighting | 1 |
| 1 | | | | Credit | Exemplary Performance Reduced Parking | 1 |
| 1 | | | | Credit | Exemplary Performance Low Emitting Materials | 1 |
| 1 | | | | Credit | O+M Starter Kit | 1 |
| 1 | | | | Credit | Building Material Human Hazard & Exp. Assem - Pilot credit | 1 |
| 1 | | | | Credit | LEED Accredited Professional | 1 |

| 4 REGIONAL PRIORITY | | | | Possible Points | 4 | |
|---------------------|---|---|---|-----------------|---|---|
| Y | L | U | N | | | |
| 1 | | | | Credit | Regional Priority 1: Access to Quality Transit | 1 |
| 1 | | | | Credit | Regional Priority 2: Green Vehicles | 1 |
| 1 | | | | Credit | Regional Priority 3: Reduced Parking Footprint | 1 |
| 1 | | | | Credit | Regional Priority 4: Rainwater Management or Opt.Eng.Perf | 1 |

| 68 19 13 10 TOTAL | | | | GOLD | | Possible Points | 110 |
|-------------------|---|---|---|--|--|-----------------|-----|
| Y | L | U | N | | | | |
| | | | | Certified: 40-49 points Silver: 50-59 points Gold: 60-79 points Platinum: 80+ points | | | |
| | | | | Y = Yes; L = Likely; U = Unlikely; N = No | | | |
| | | | | E = Exemplary Performance possible for an Innovation & Design credit | | | |

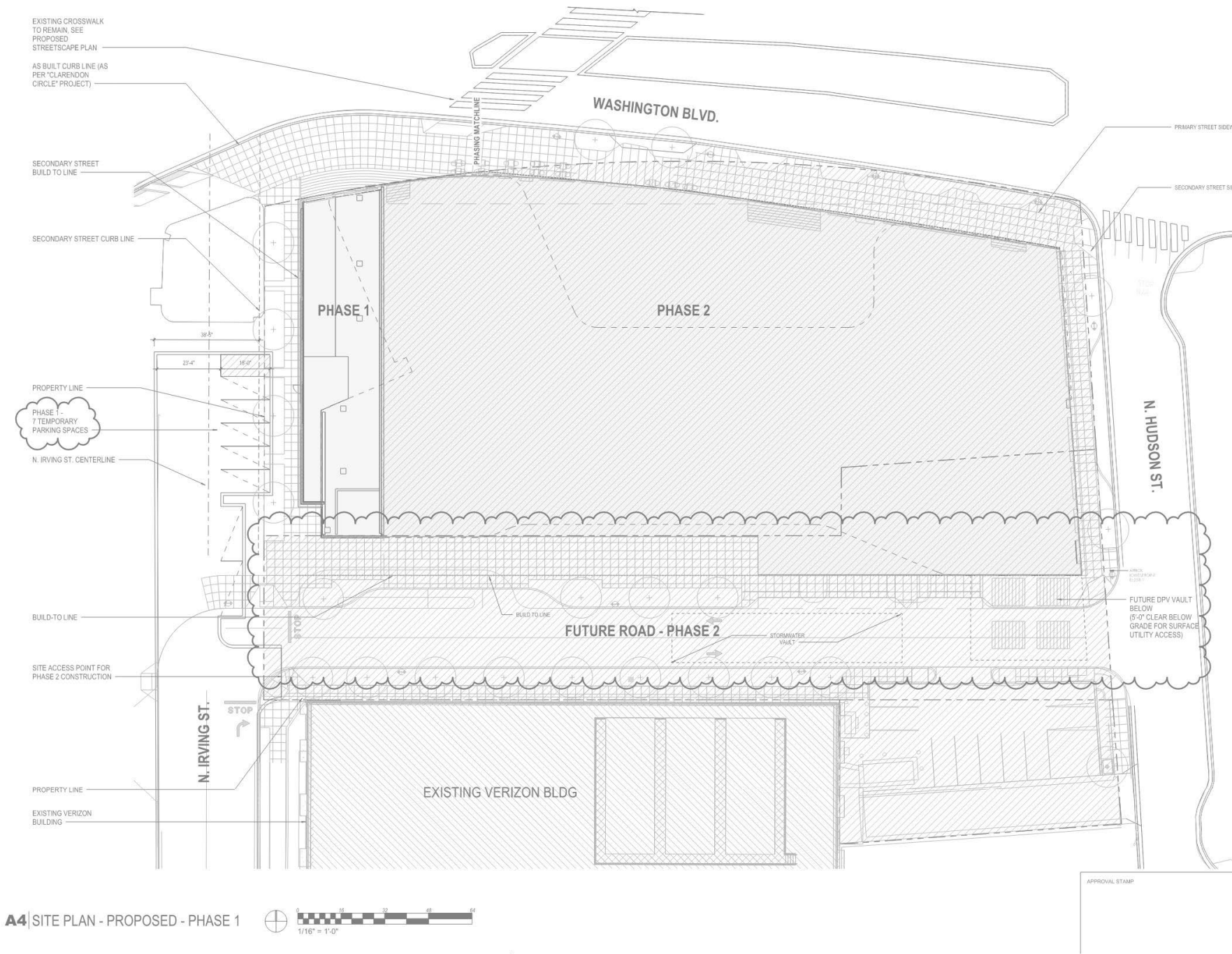


COMMUNITY BENEFITS

- Utility fund contribution
- Public art contribution
- Transportation Demand Management Plan
- Arlington County Commuter Services contribution
- Affordable housing contribution
- Improvements to Washington Boulevard, Irving Street, and Hudson Street streetscapes
- Sustainable design
- Preserve historic Verizon building
- Construction of new 10th Road North

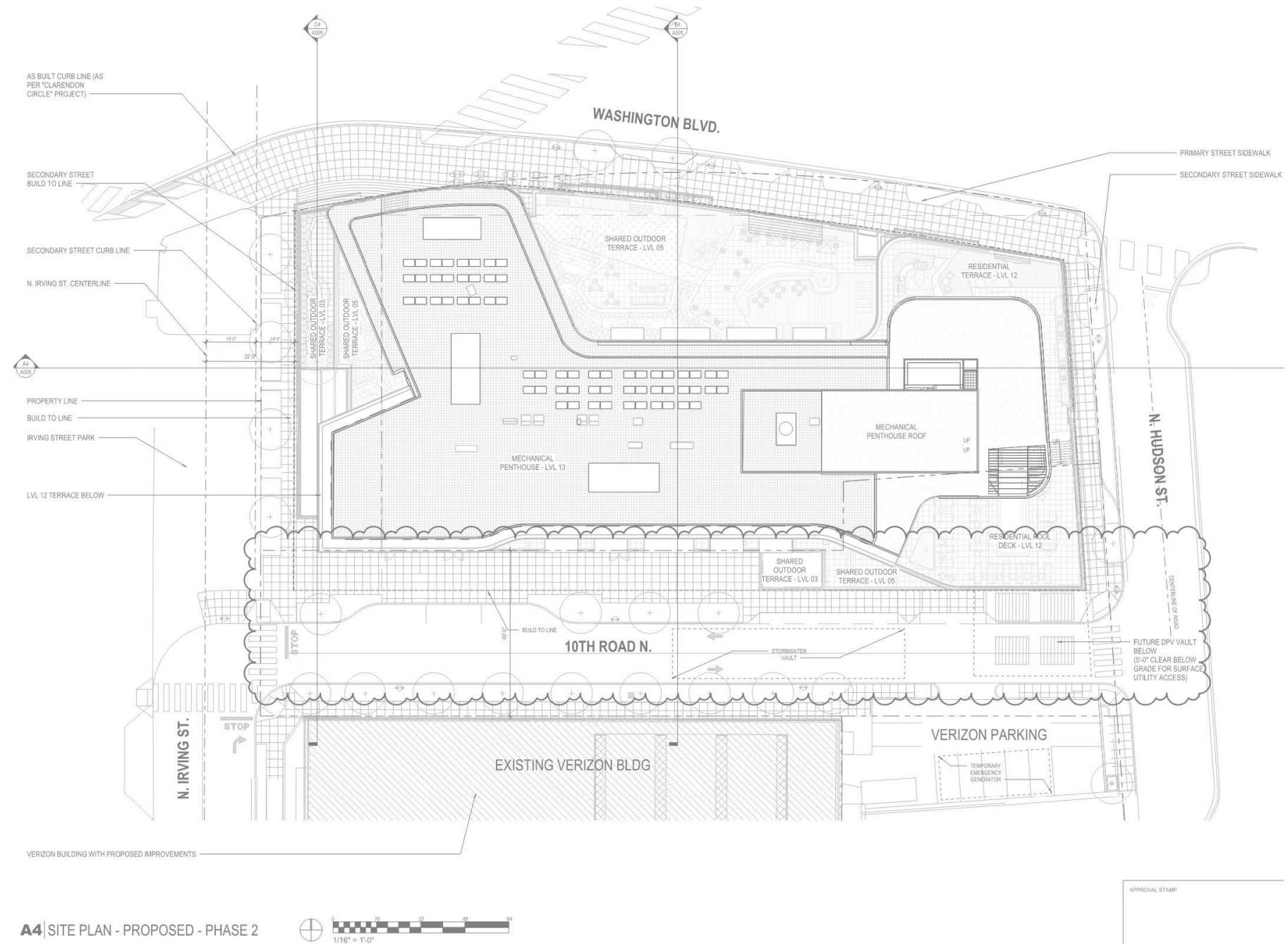
PROPOSED CONCEPT

Construction: phase 1



PROPOSED CONCEPT

Construction: phase 2



A4 | SITE PLAN - PROPOSED - PHASE 2

1/16" = 1'-0"