



WELLS FARGO SITE

3140 WASHINGTON BLVD

JANUARY 6TH, 2023

MEET THE TEAM



DEVELOPEMENT

DESIGN



LANDSCAPE ARCHITECT



CIVIL ENGINEER



TRAFFIC CONSULTANT

URBAN ANALYSIS - *Site location*

WELLS FARGO SITE

SILVER DINER

JOYCE MOTORS

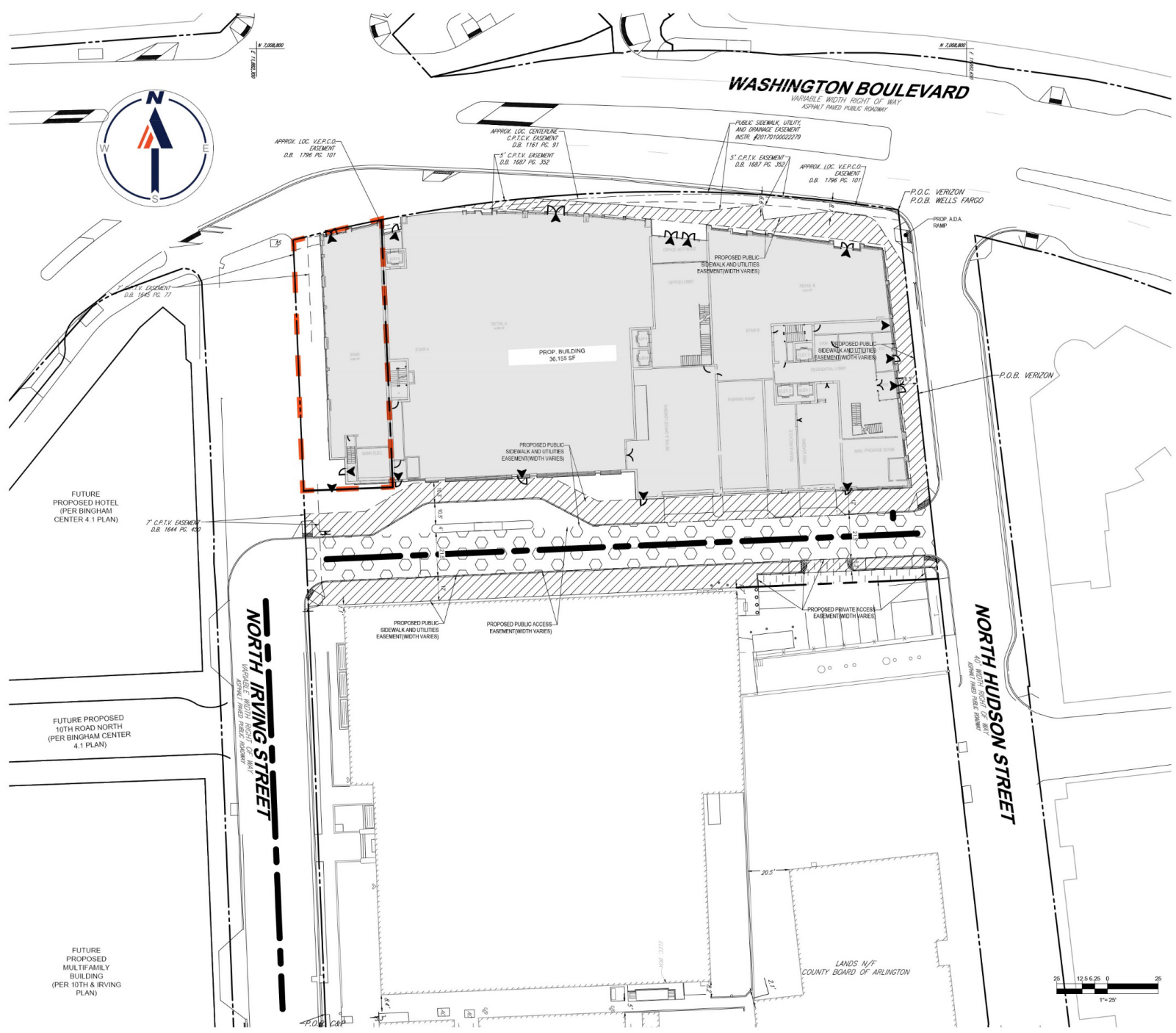


OLMSTEAD BUILDING

U.S. POST OFFICE

VERIZON BUILDING

DEVELOPMENT AREA - *Proposed Subdivision*



4 WELLS FARGO SITE | 3140 N WASHINGTON BVD.
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URBAN ANALYSIS - *Site Photos*



LOOKING NORTH EAST - N IRVING ST



LOOKING SOUTH EAST - WASHINGTON BLVD AND WILSON BLVD



LOOKING WEST - WASHINGTON BLVD AND N HIGHLAND ST



LOOKING EAST - WASHINGTON BLVD

5

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GENERAL LAND USE PLAN (GLUP) AND SECTOR PLAN

GENERAL LAND USE PLAN
 Amendments Adopted December 2006 and April 2022

Map 4.2

- Low Residential (1-10 Units/Acre)
- Low Residential (11-15 Units/Acre)
- Low-Medium Residential (16-36 Units/Acre)
- Service Commercial
- Public
- Semi-Public
- Government and Community Facilities
- Low Office-Apartment-Hotel
- High Office-Apartment-Hotel
- Medium Density Mixed-Use
- M Clarendon Metro Station
- General Location for Open Space
- Public Ownership

General Land Use Plan Notes:
 3. Special Coordinated Mixed-Use District
 12. Clarendon Revitalization District

Not to scale

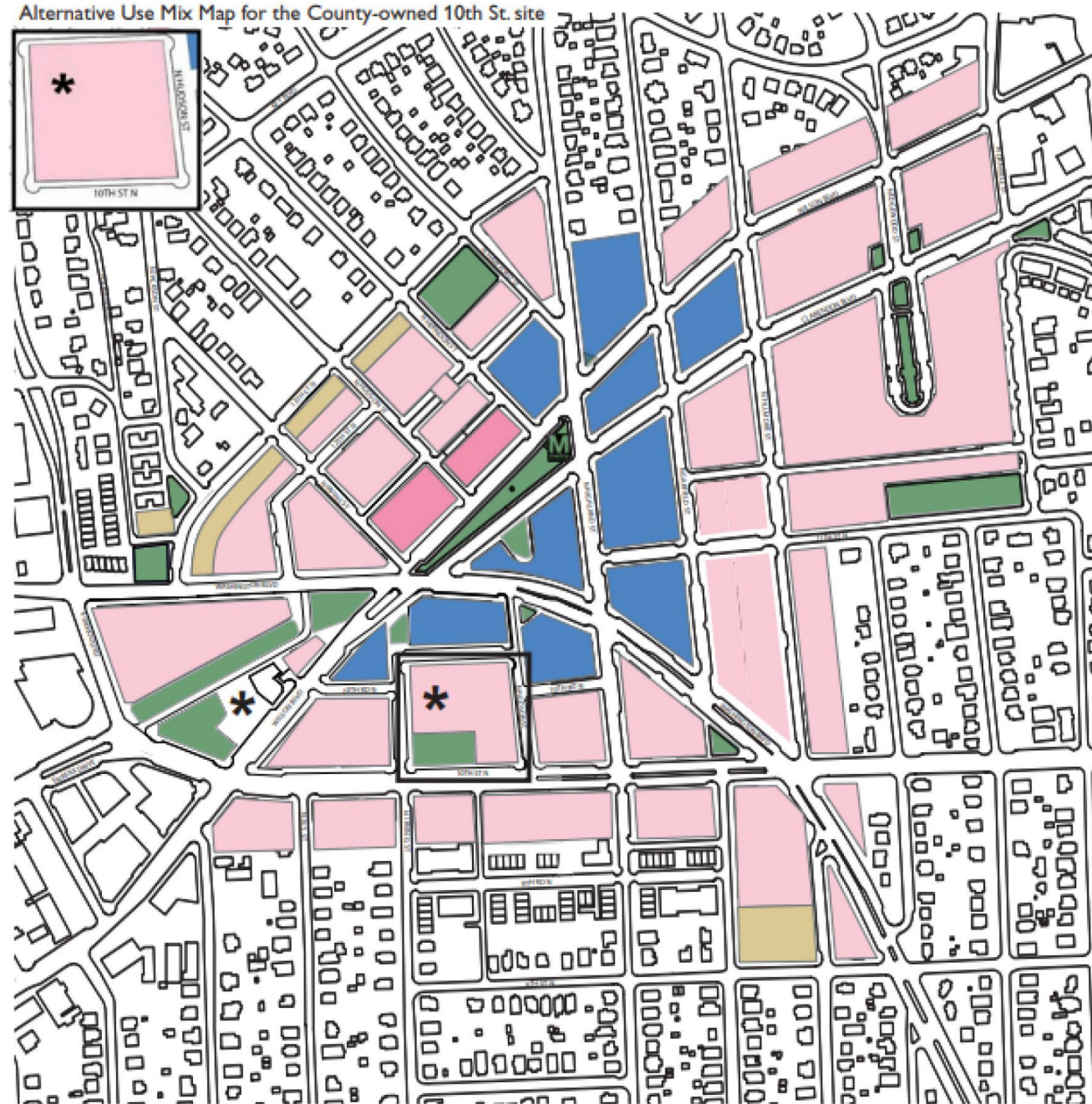
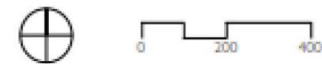


SECTOR PLAN USE MIX

USE MIX

Map 2.5

-  Residential
-  Residential, Commercial, Hotel, or Mixed Use
-  Residential, Commercial, Hotel, or Mixed Use - Minimum 20% Commercial
-  Residential, Commercial, Hotel, or Mixed Use - Prime Office - Minimum 60% Commercial
-  Existing & Proposed Open Space
-  Existing Utilities



SECTOR PLAN HEIGHT AND BUILDING STEPBACKS

MAXIMUM HEIGHT LIMITS & STEP-BACKS

Map 2.8

Maximum Height (Feet)

- 35' Existing Buildings
- 35' Proposed Buildings

Maximum Number of Floors

- Preservation Structures - Existing Heights are the Maximum (Actual Heights Vary)
- 3 Floors
- 4 Floors
- 5 Floors
- 6 Floors
- 7 Floors
- 8 Floors
- 10 Floors
- More than 10 Floors

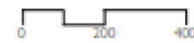
Additional Height up to 128' may be considered by the County Board in exchange for community benefits.

* Building heights, step-backs, and tapers on blocks marked with asterisks are controlled under development projects approved by the County Board and the building height noted (feet) may be approximate.

Taper Requirements (1:3 Ratio beyond 165' from "R" or "RA" Zoning line)

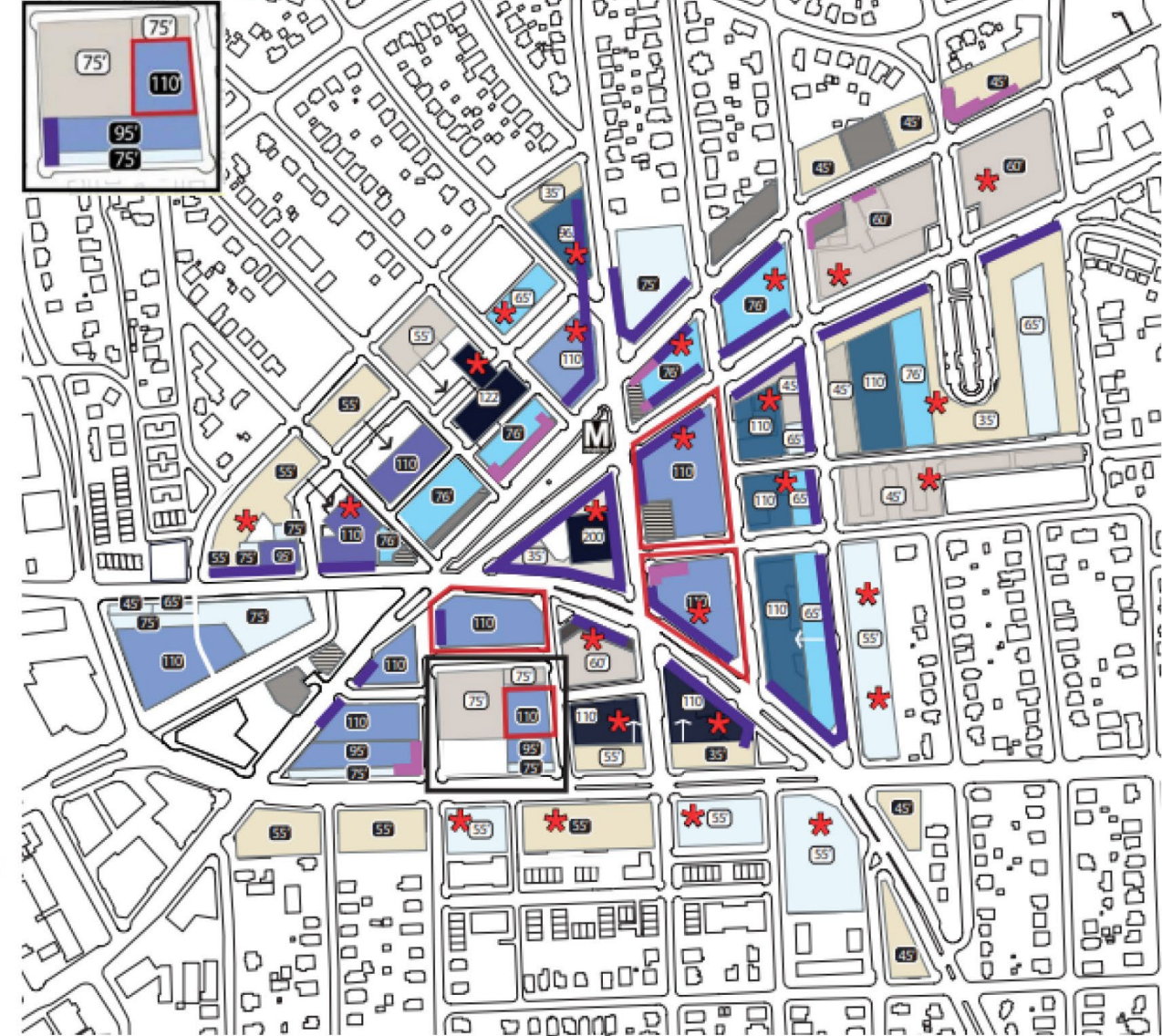
Notes:

1. Unless otherwise indicated, numbers shown on the height map indicate the maximum height (feet) permitted.



62

Alternative Height & Step-back Map for the County-owned 10th St. site



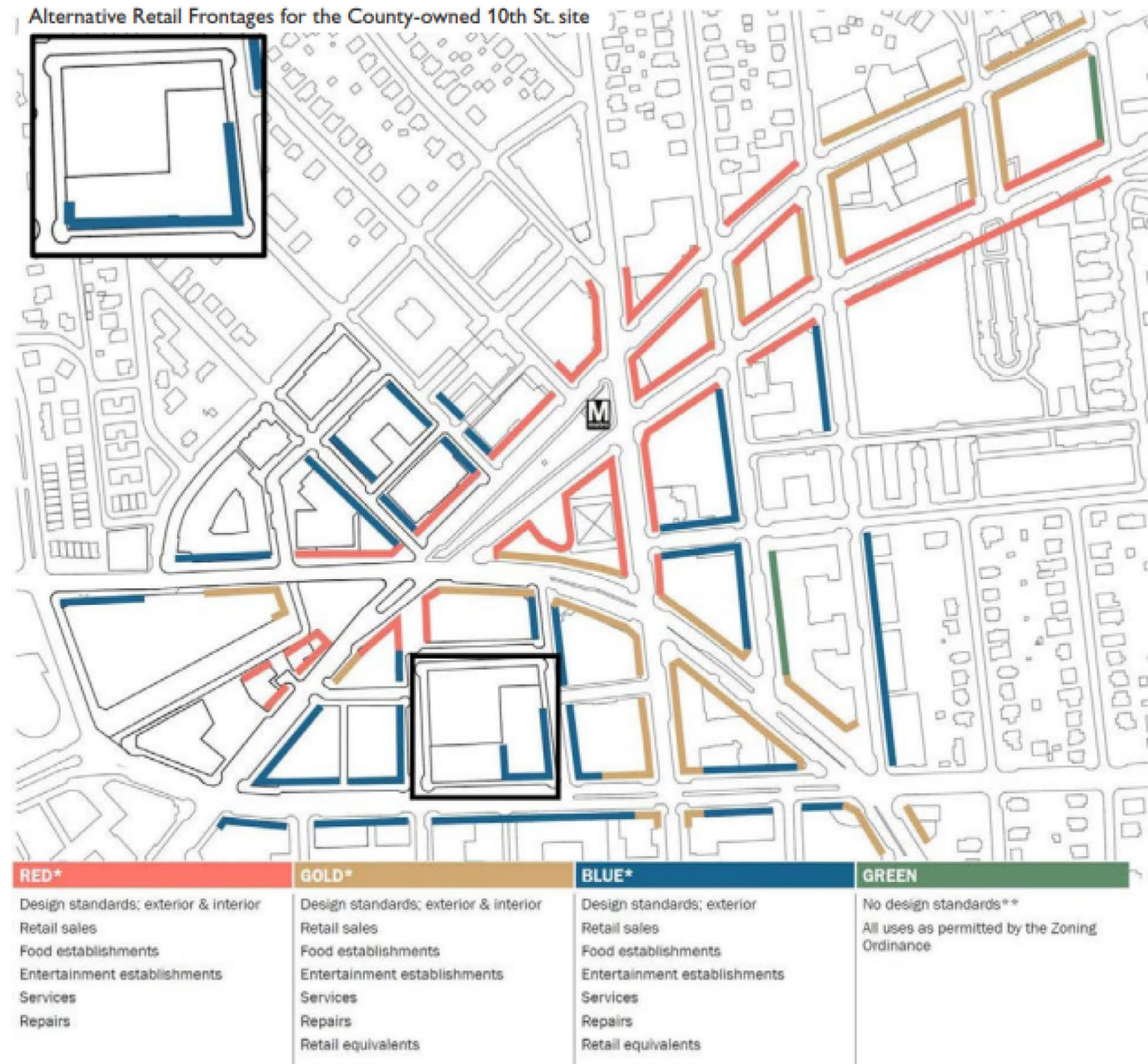
STEP-BACKS

Designated Frontages for Step-Backs when Building Heights Exceed 60 Feet
- 10' Step-back at 2nd, 3rd, 4th, or 5th floors

Designated Frontages for Step-Backs achieved through Building Facade or Building Frontage Preservation

SECTOR PLAN RETAIL FRONTAGES

RETAIL FRONTAGES
Map 2.6



* Other uses as permitted in the Zoning Ordinance may be approved, on a case-by-case basis, by the County Board. | ** Other adopted design standards may apply.



PROJECT SUMMARY

- New Mixed-Use Building
- 12-story building (128 feet)
- Approximately 30,000 square feet of ground floor retail
- Approximately 67,000 square feet of office (Levels 3-4)
- Approximately 238 multifamily rental units (Levels 5-12)
- Stepbacks at levels 2, 5, and 12
- Construct new 10th Road North
- Parking
 - 244 total parking spaces
 - 2.5 levels of below-grade parking
 - 0.60 residential parking ratio, 1 per 933 sf office parking ratio
 - bicycle parking: 19 short term, 122 long term
 - compact spaces: 15%
- Modifications
 - Parking and Loading
 - Bonus Density and Height
 - Streetscape
 - Building Stepbacks
 - Drive-Up ATM
- Verizon Building to Remain – Approximately 97,039 square feet



COMMUNITY BENEFITS

- LEED Gold Building
- Transportation Demand Management Plan
- Public Art
- Affordable Housing Contribution
- New 10th Road
- Streetscape improvements consistent with Sector Plan
- Contribution to Irving Street Plaza

11

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CONCEPT | MARCH 16, 2022

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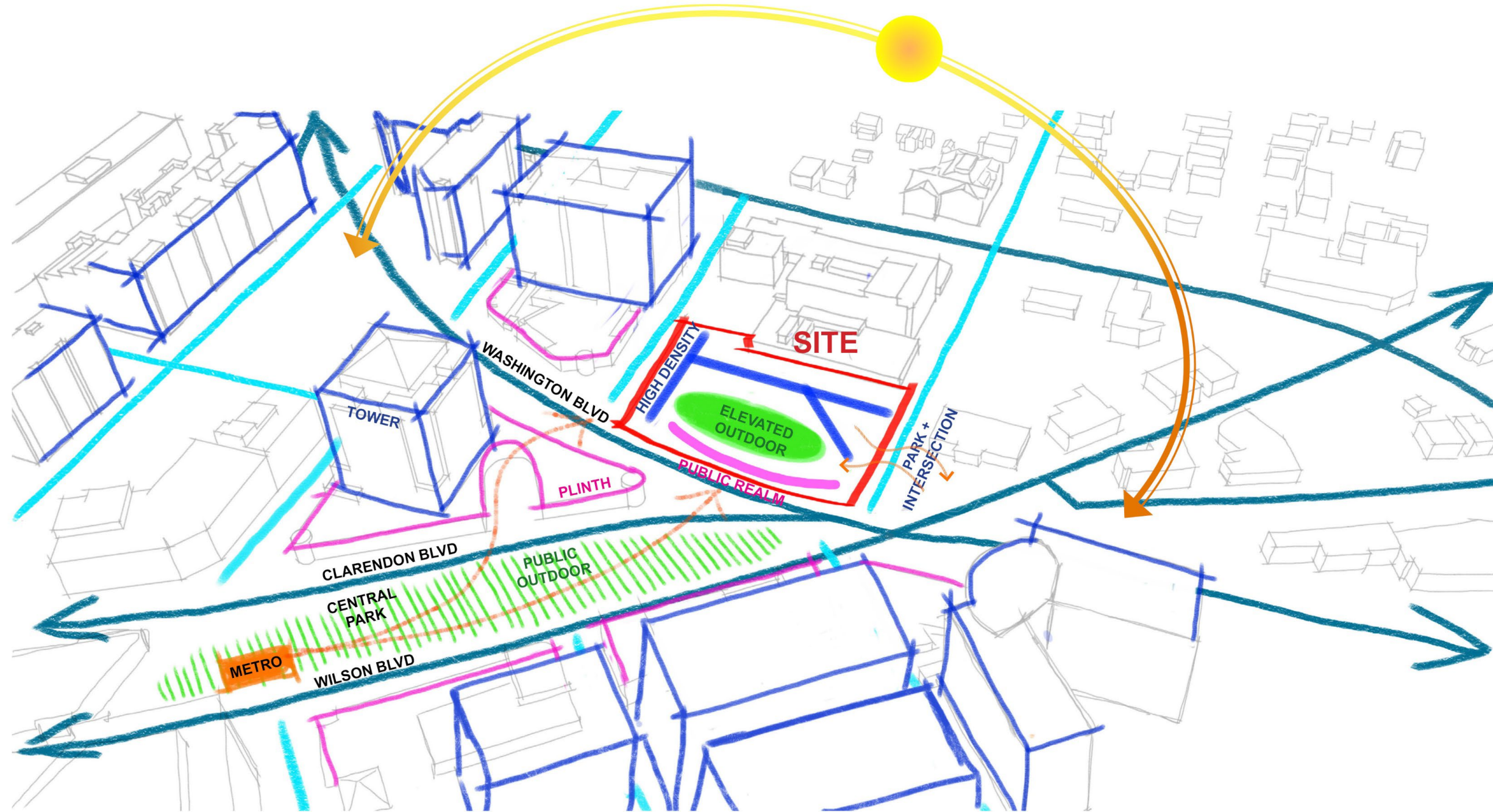
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URBAN ANALYSIS

Diagram

LEGEND

-  PUBLIC GREEN
-  PRIMARY VIABILITY
-  PLINTH
-  SITE PERIMETER
-  PRIVATE GREEN
-  SECONDARY VIABILITY
-  TOWER
-  METRO STATION



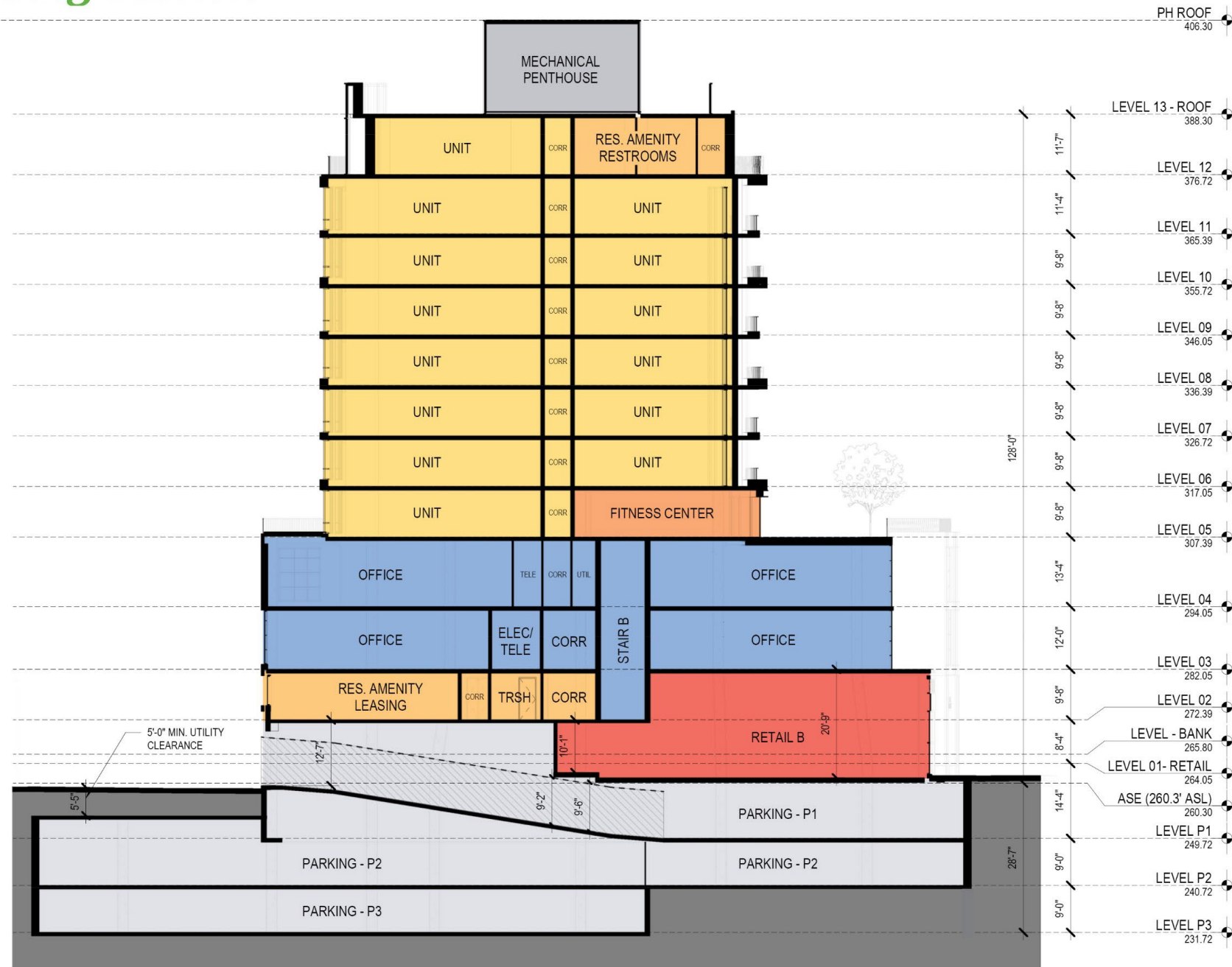
PROPOSED CONCEPT

Building Massing



PROPOSED CONCEPT

Building Section



LEGEND

- Retail
- Office
- Residential
- Service
- Parking
- Shared amenities
- Resid. amenities

PROPOSED CONCEPT

1st Floor Plan



LEGEND

- Retail
- Office
- Residential
- Service
- Parking

15

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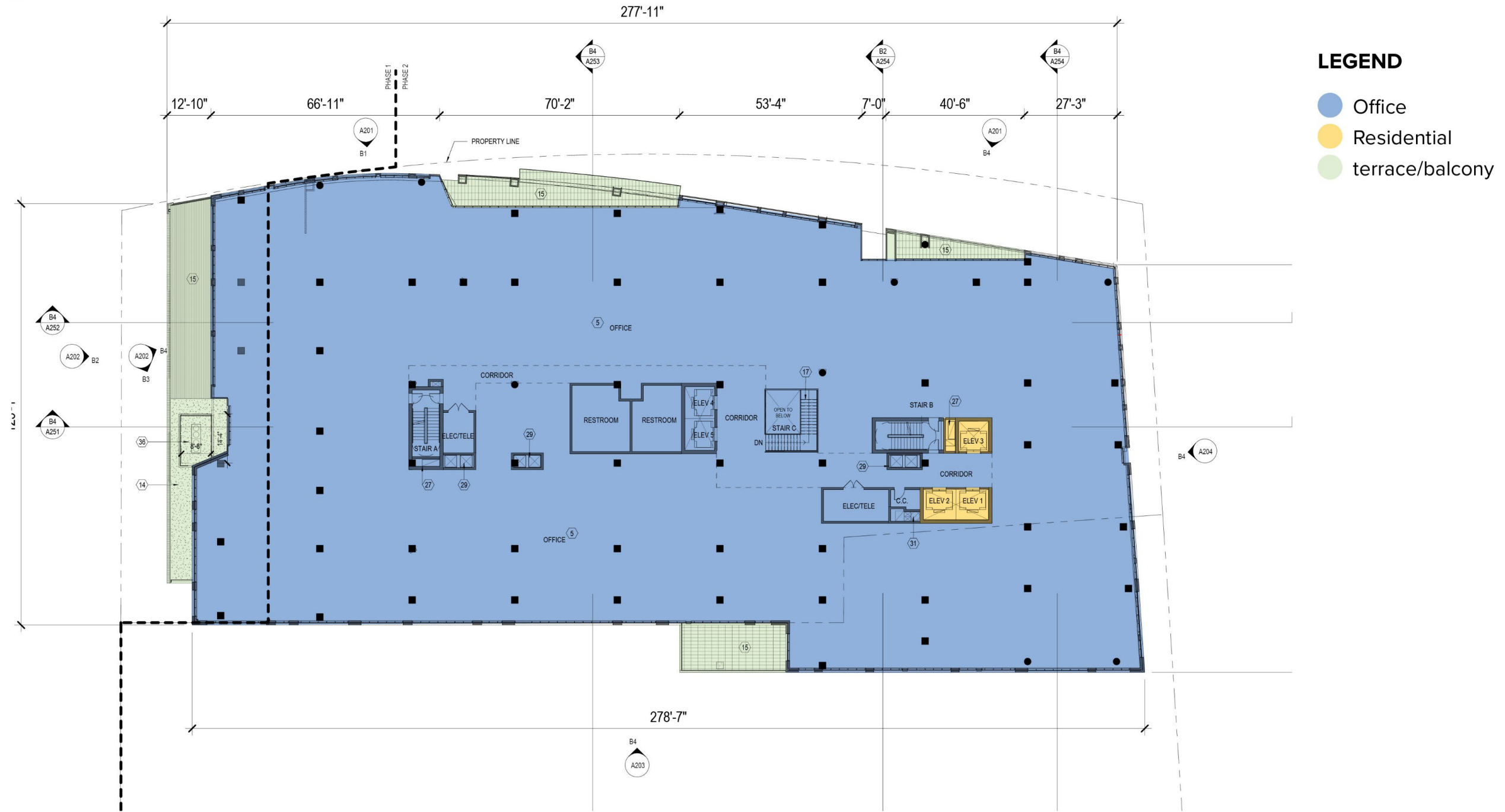
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PROPOSED CONCEPT

3rd Floor Plan



PROPOSED CONCEPT

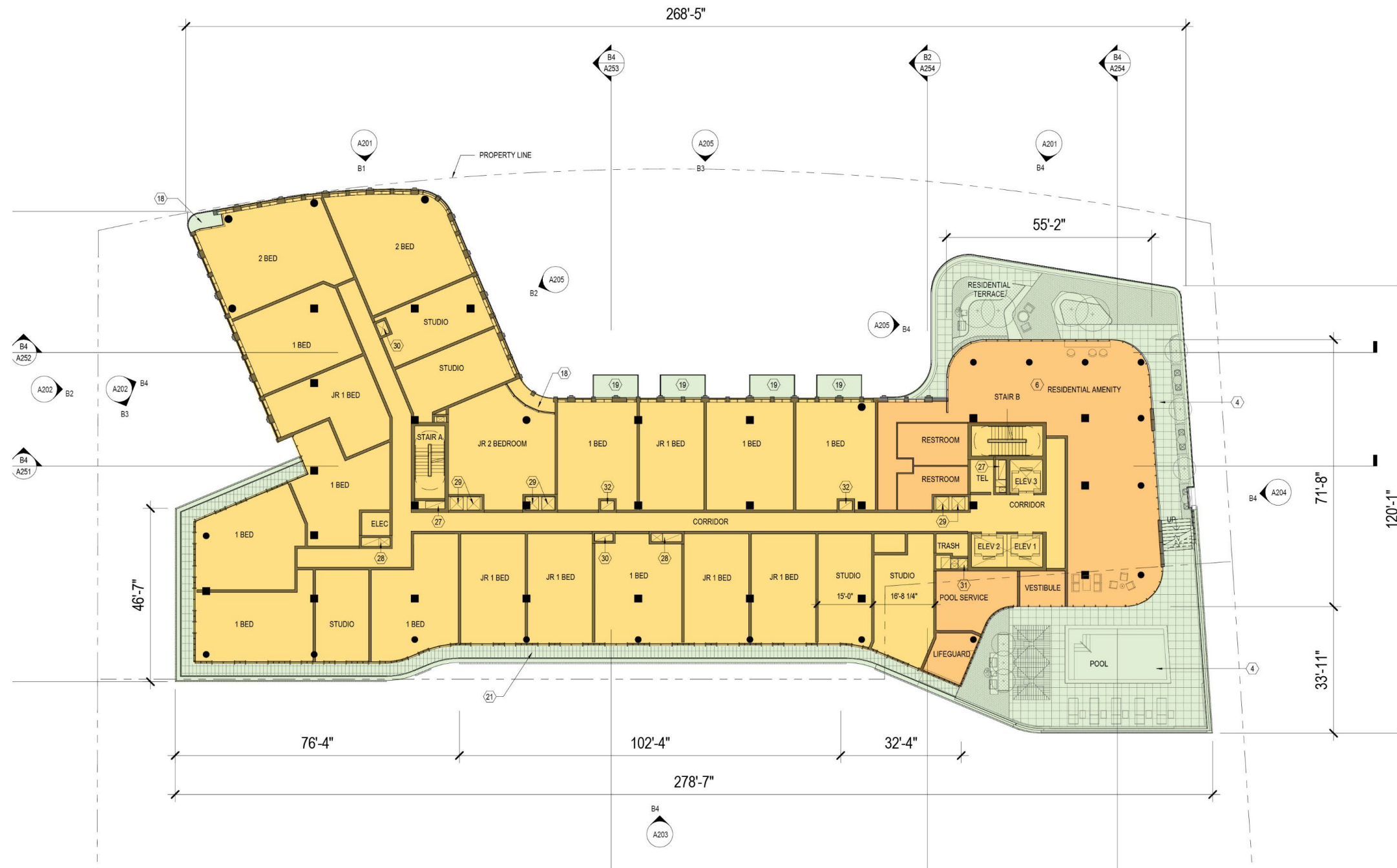
5th Floor Plan



- LEGEND**
- Shared amenities
 - Residential
 - terrace/balcony

PROPOSED CONCEPT

12th Floor Plan



LEGEND

- Resid. amenities
- Residential
- terrace/balcony

PROPOSED CONCEPT

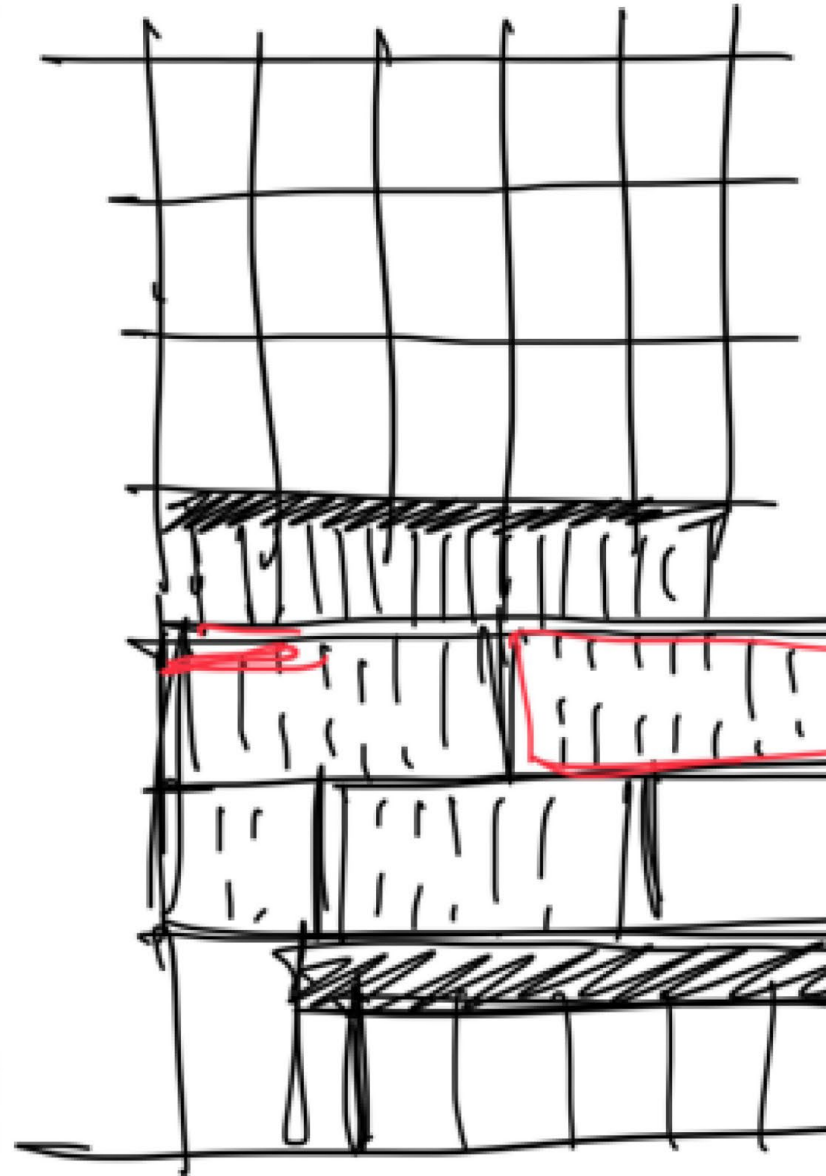
A Venetian Facade Interpretation



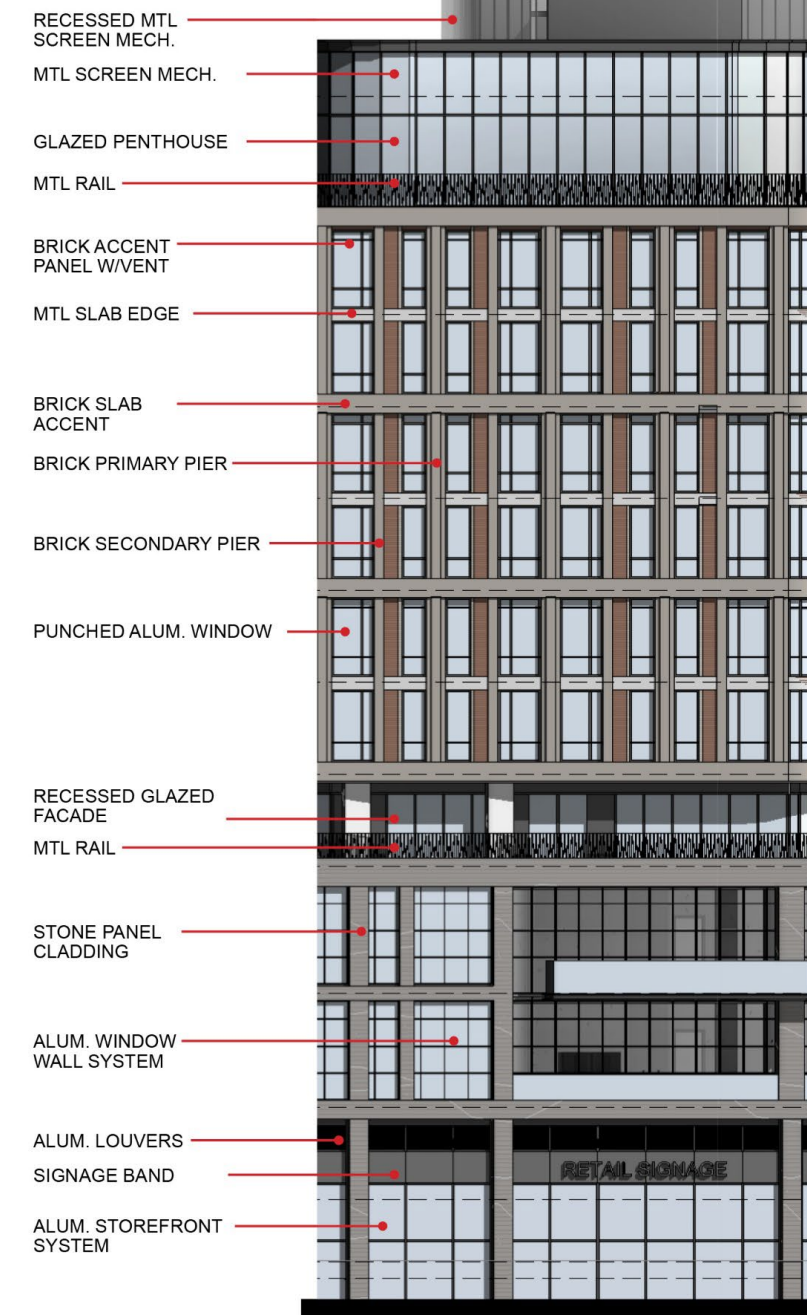
PALAZZO MICHEL DELLE COLONNE - VENEZIA

PRIVATE
SOCIAL
COMMERCE

↑ OPENINGS
↓ MASS



CONCEPTUAL SKETCH



PARTIAL NORTH ELEVATION DIAGRAM

View From North Irving St. and Wilson Blvd.



20

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View From Central Park



21

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23

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View from North Irving St.



24

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View from North Hudson St.



25

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View on 10th road North, looking west



View on 10th road North, looking west



27

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View from North Hudson St. and Washington Blvd.



28

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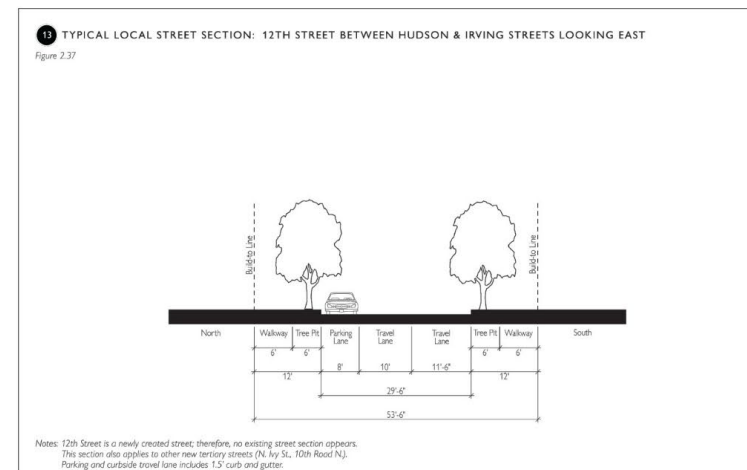
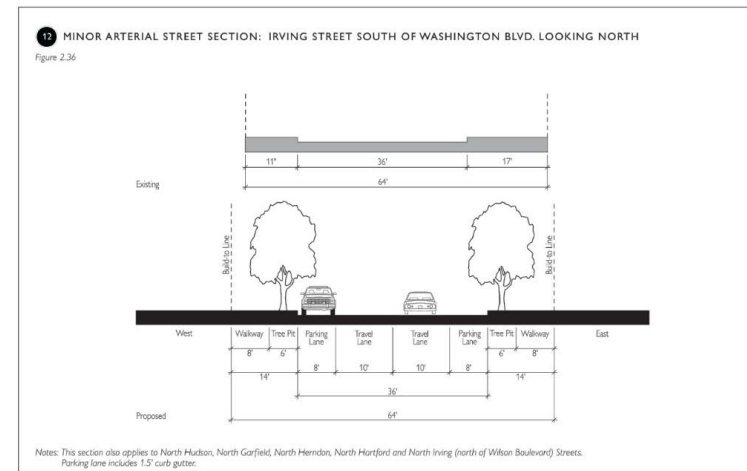
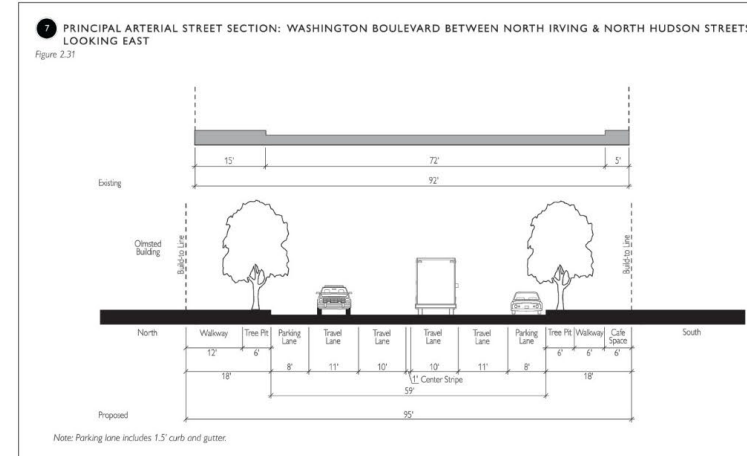
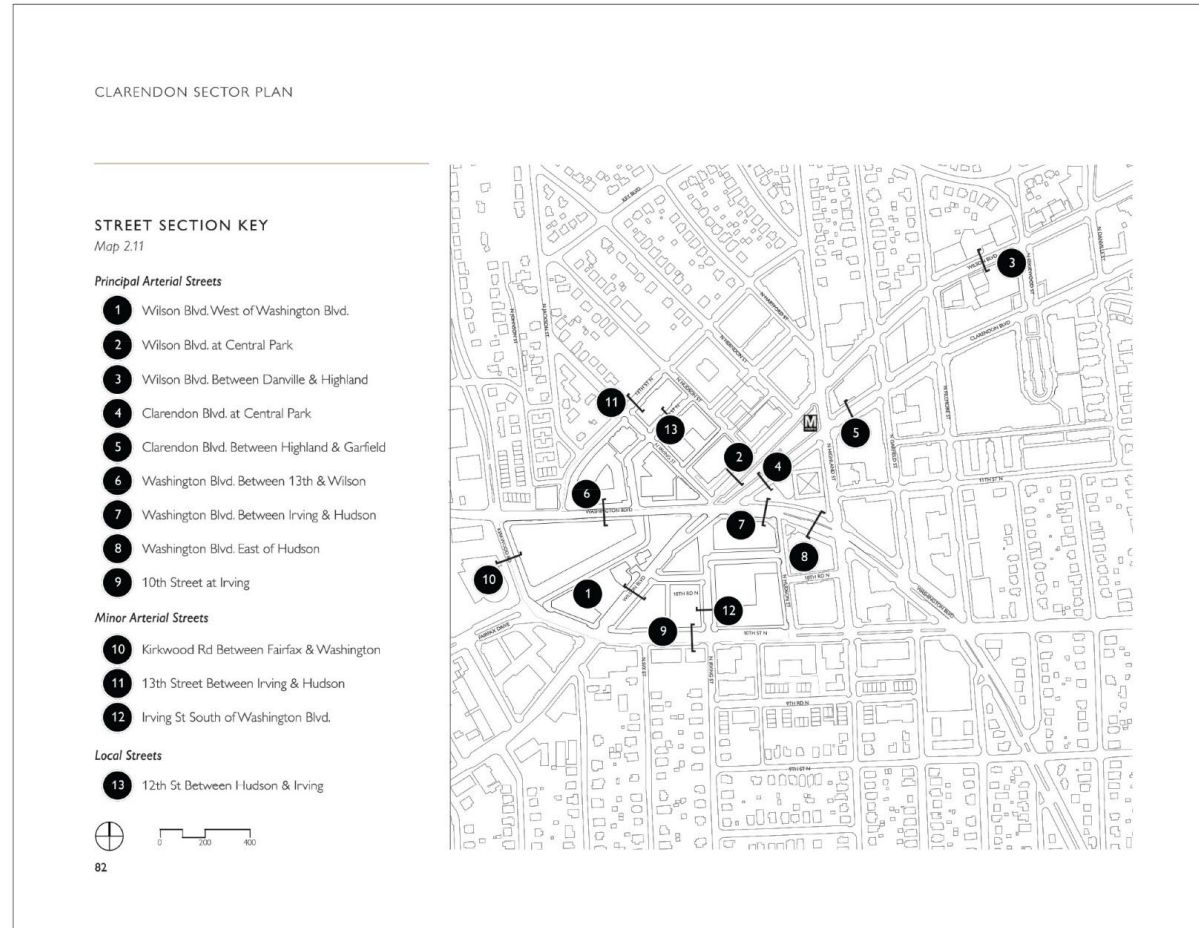
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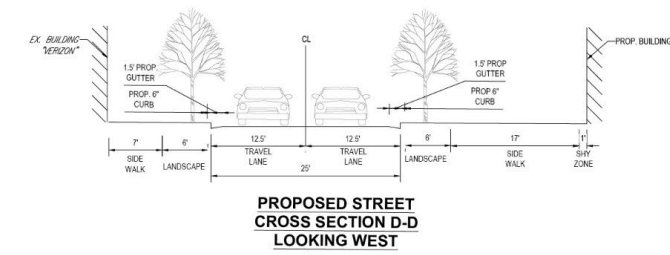
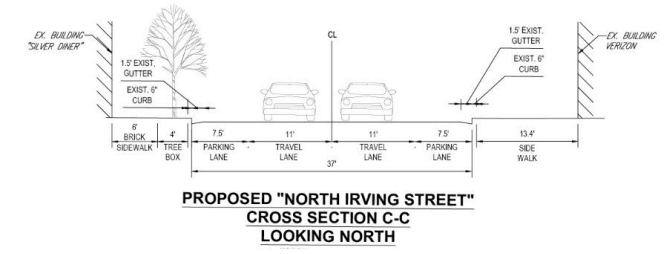
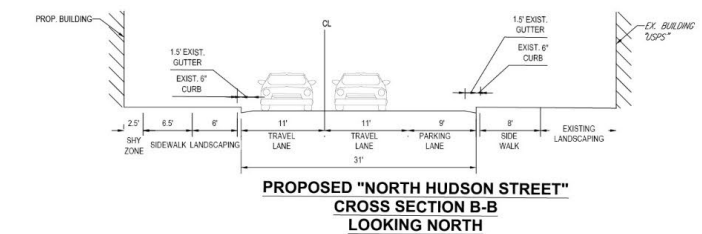
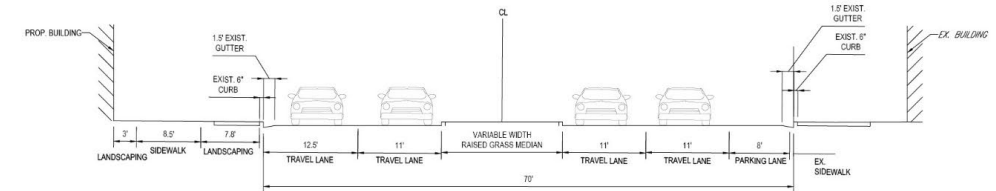
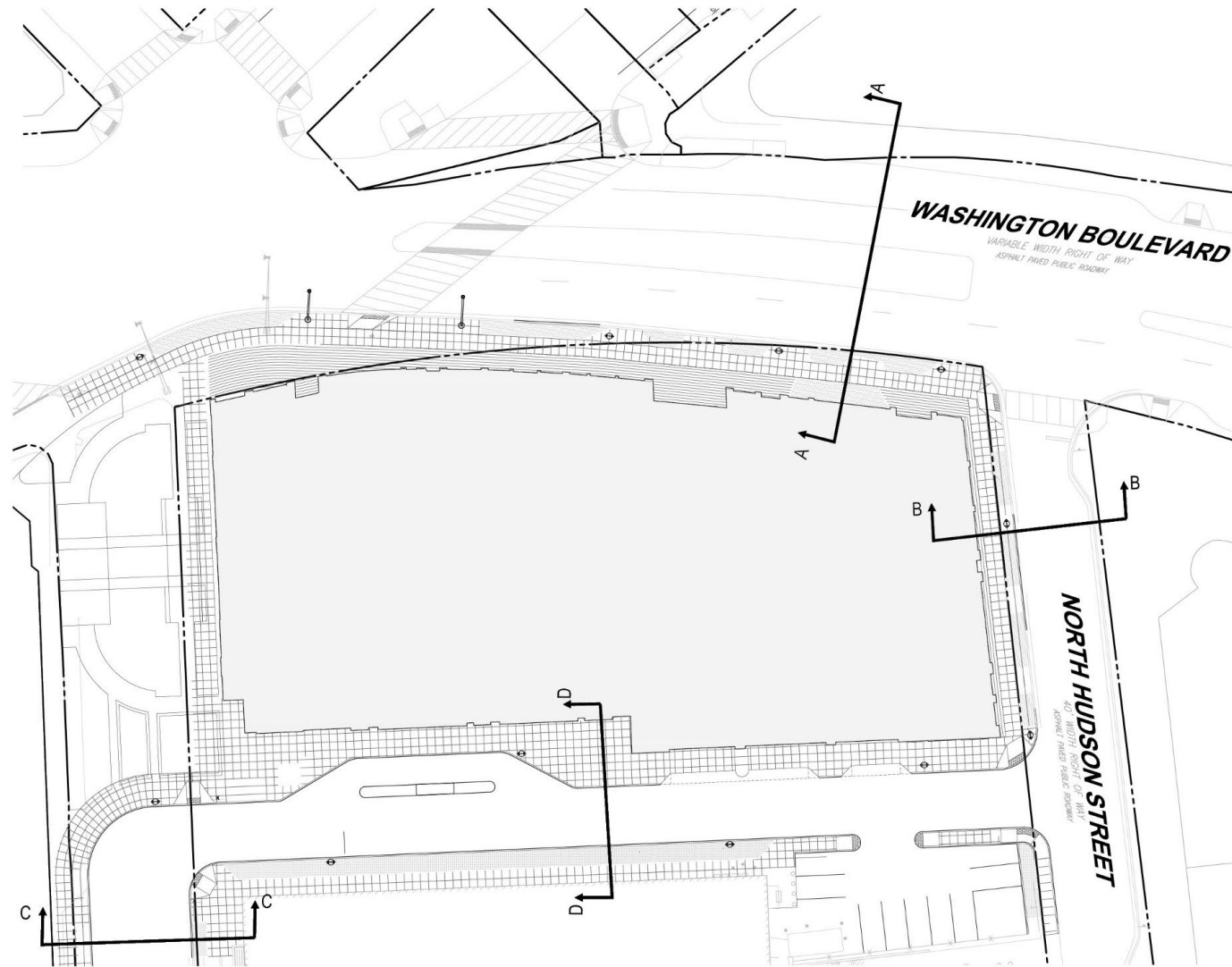
STREET SECTIONS

Sector Plan



STREET SECTIONS

Proposed



LANDSCAPING

Site Plan



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