

2025 CLARENDON BOULEVARD

SPRC VIRTUAL SESSION 2
NOVEMBER 18, 2021

GREYSTAR[®]

PROJECT TEAM

OWNER GREYSTAR
ARCHITECT COOPER CARRY
CIVIL ENGINEER BOWMAN CONSULTANT GROUP
LAND-USE ATTORNEY
WALSH, COLUCCI, LUBELEY & WALSH PC
LANDSCAPE ARCHITECT LAND DESIGN
TRAFFIC CONSULTANT WELLS + ASSOCIATES



2025 CLARENDON BLVD.

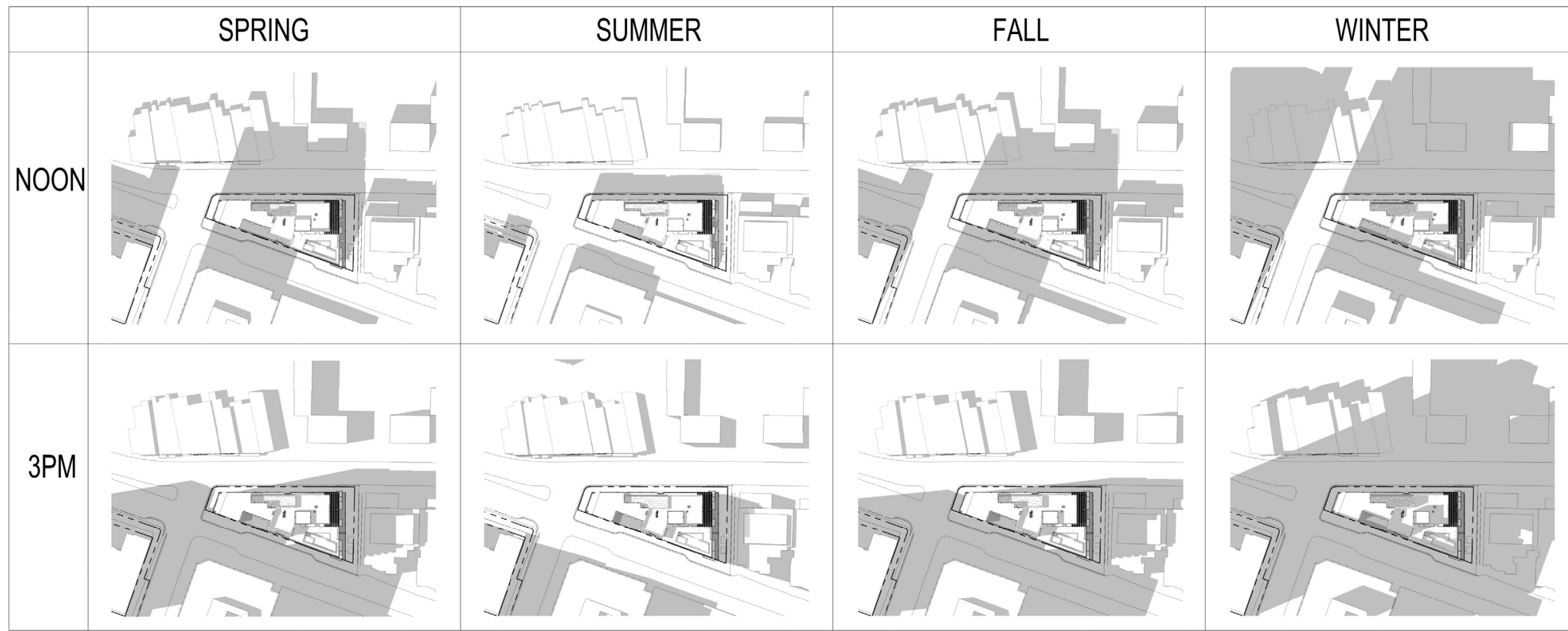
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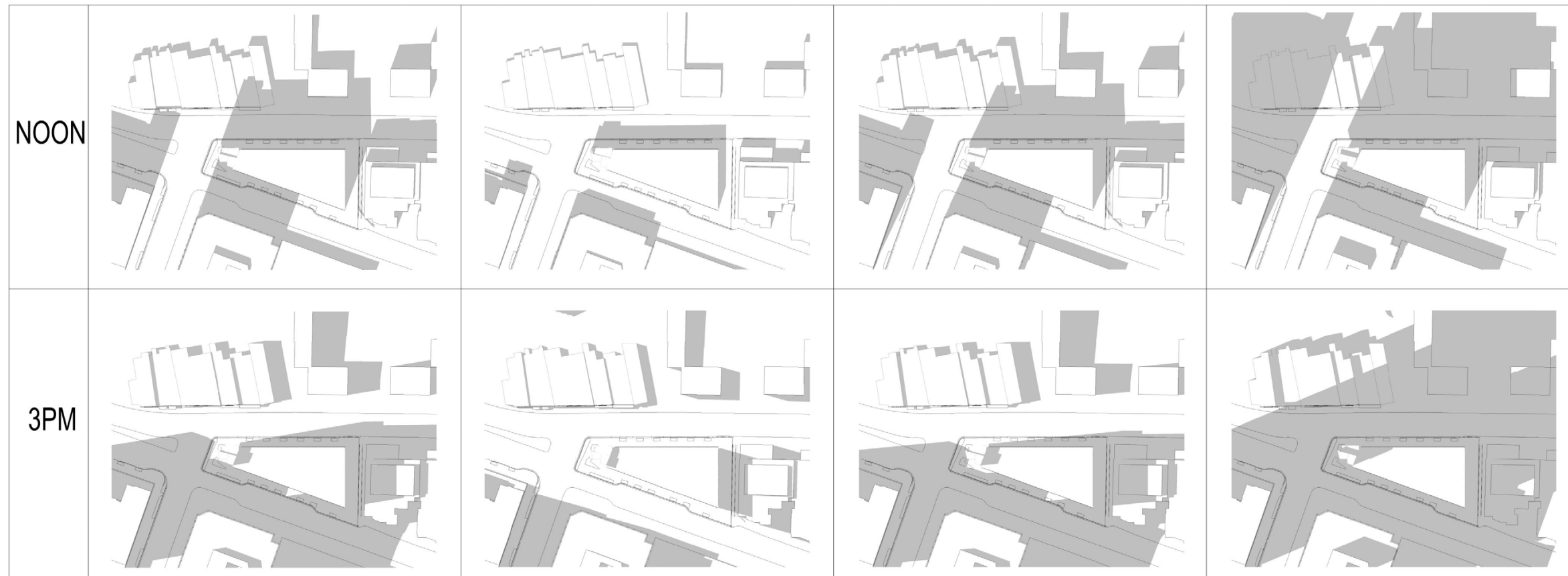


COOPER CARRY

SHADOW STUDY



RESIDENTIAL BUILDING



OFFICE BUILDING

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COOPER CARRY

BUILDING STEP-BACKS

BEFORE



AFTER



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COOPER CARRY



WILSON BOULEVARD



CLARENDON BOULEVARD

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OPEN SPACE PLAZA



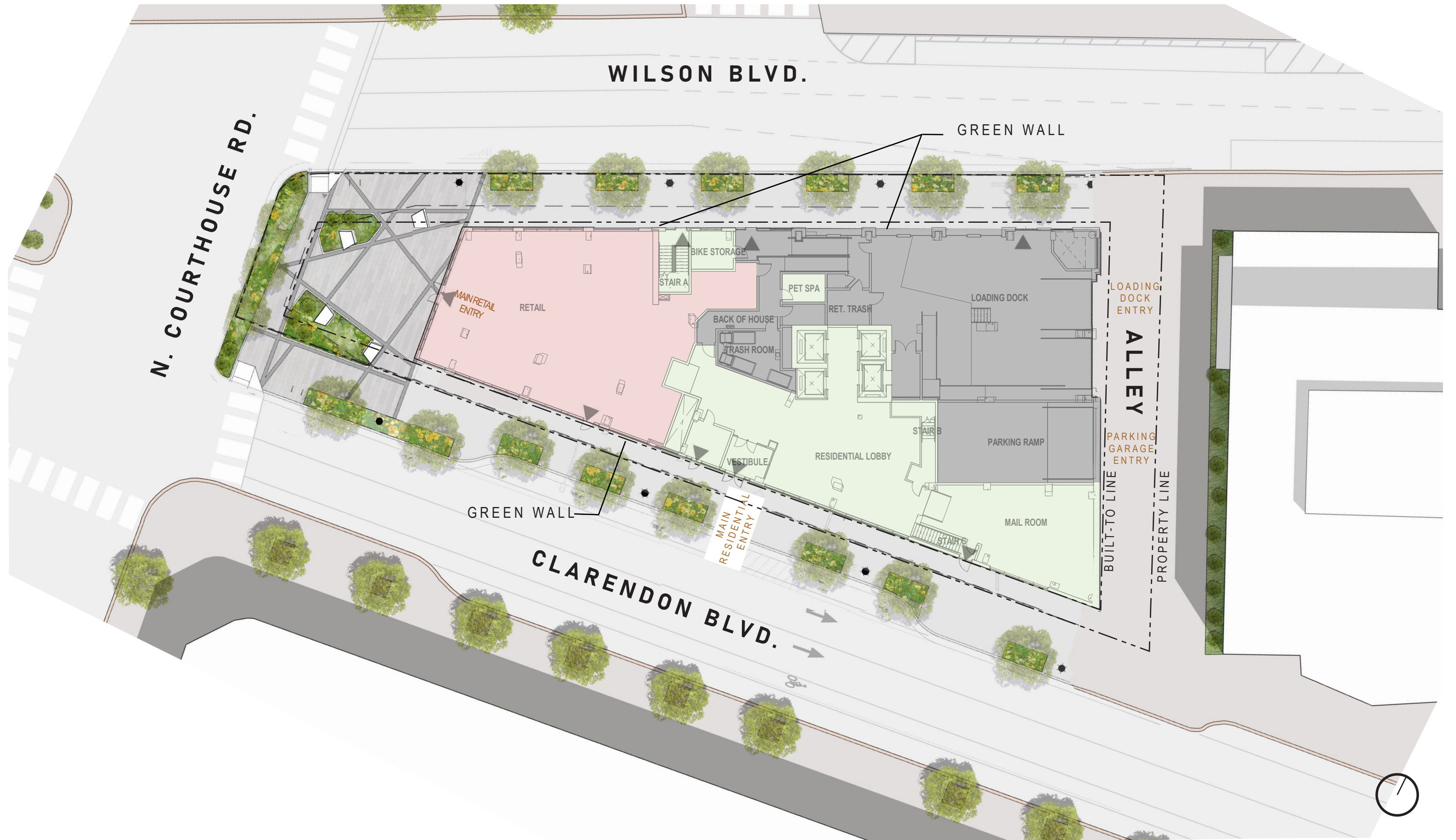
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RENDERED SITE PLAN



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SITE IMPROVEMENTS

BIOPHILIC PLANTING ELEMENTS



BETULA NIGRA/ RIVER BIRCH MULTI-TRUNK



BELLIS PERENNIS/ ENGLISH DAISY



HEMEROCALLIS X 'STELLA DE ORO'/STELLA DE ORO DAYLILY



POLYSTICHUM ACROSTICHOIDES/ CHRISTMAS FERN



PRUNUS LAUROCERASUS 'OTTO LUYKEN'/ OTTO LUYKEN CHERRY LAUREL



CAREX PENNSYLVANICA/ PENNSYLVANIA SEDGE



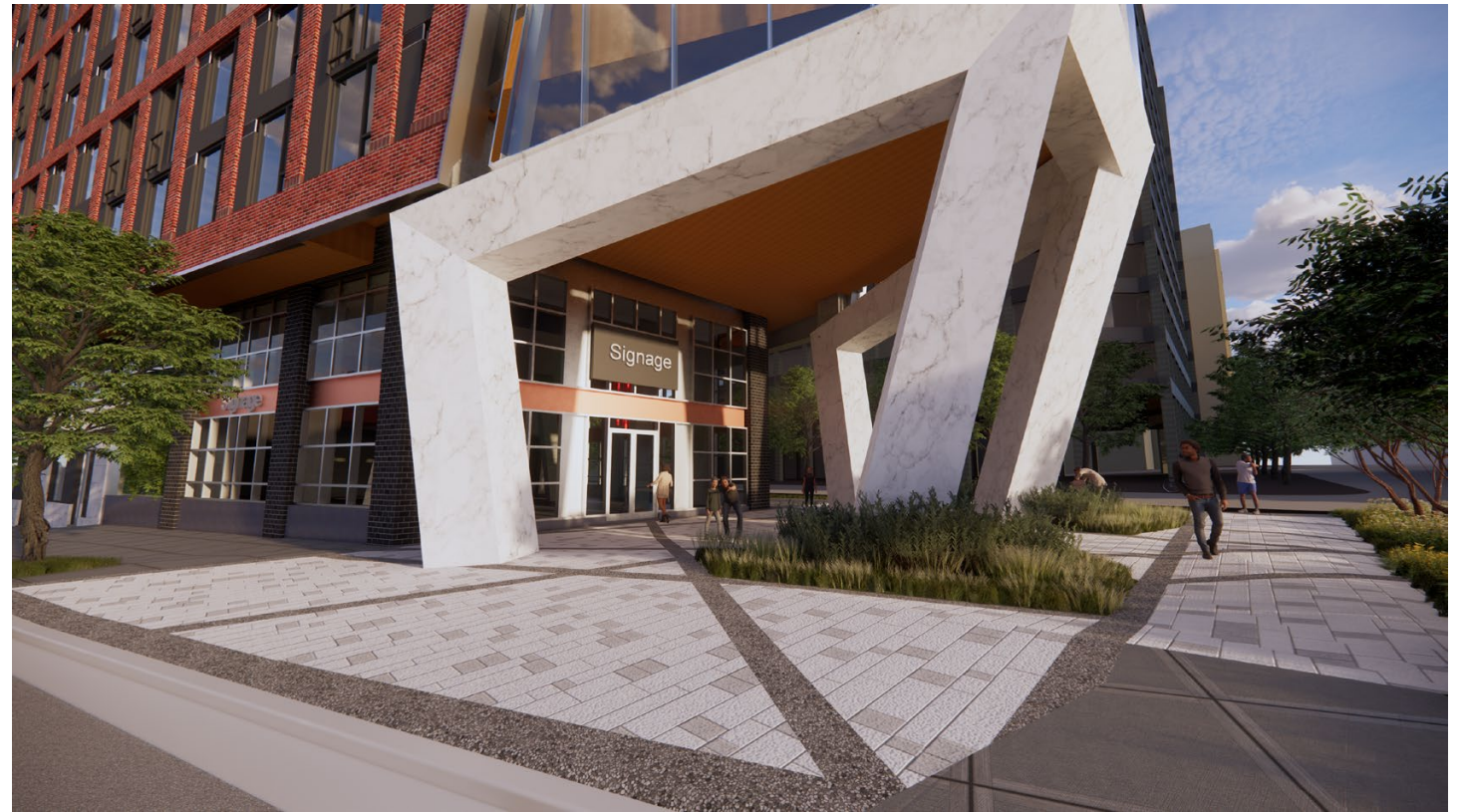
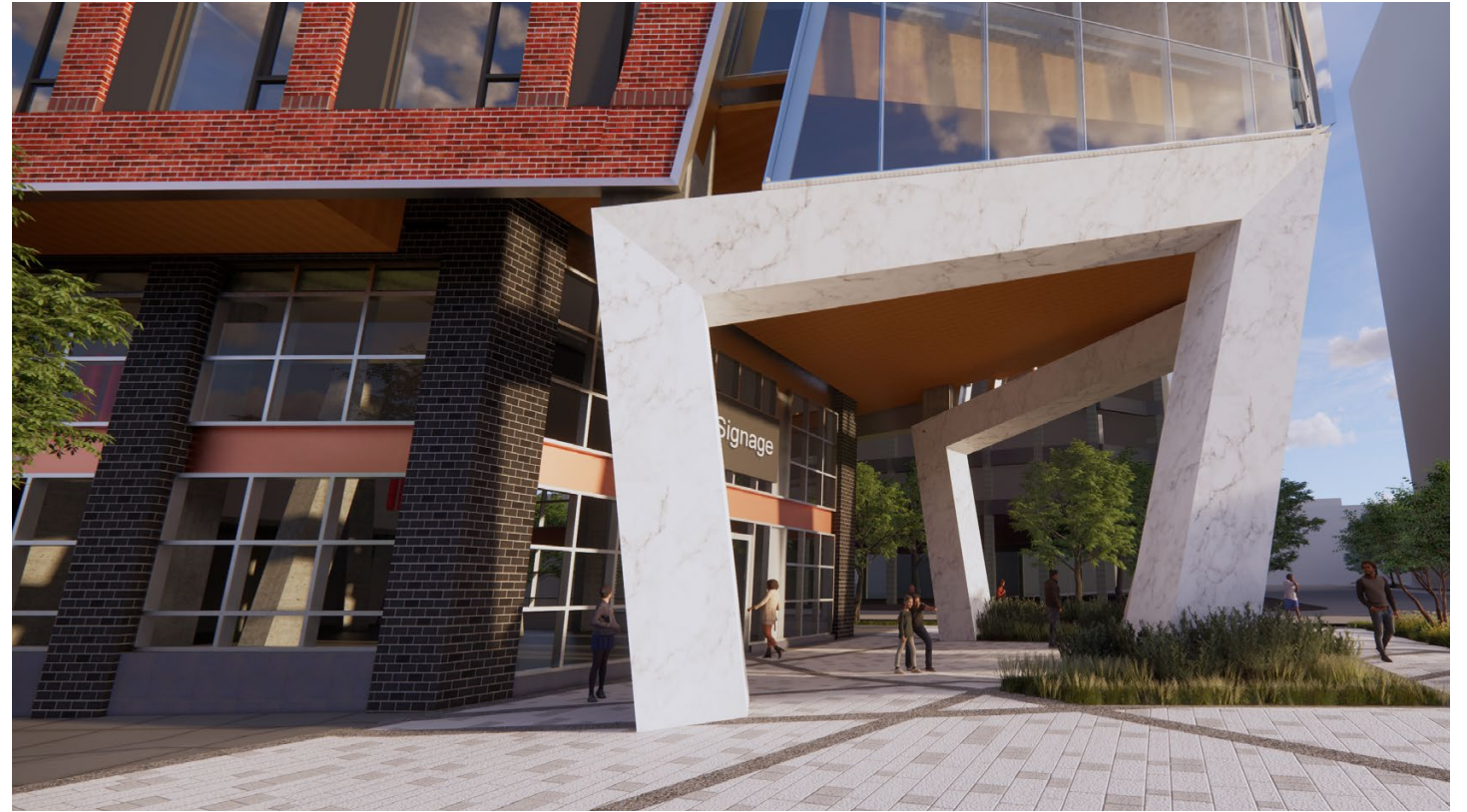
PENNISETUM OPECUROIDES 'HAMELN'/ HAMELN FOUNTAIN GRASS



PIERIS FLORIBUNDA/ MOUNTAIN PIERIS



OPEN SPACE PLAZA



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Sustainability

- Beyond LEED BD+C v4 Multifamily Gold
- Exceeding 20% Energy Cost Savings
- Exploring Deeper Energy Savings
- Thermal Bypass Testing and Inspections
- Common Area Commissioning
- Envelope Commissioning
- Advanced Metering
- Enclosure and Glazing Evaluation
- Bird-Friendly Facade
- Exceeding 10% Embodied Carbon Reduction
- Exceeding 40% Water Use Reduction
- Optimized Ventilation
- Rainwater Harvesting



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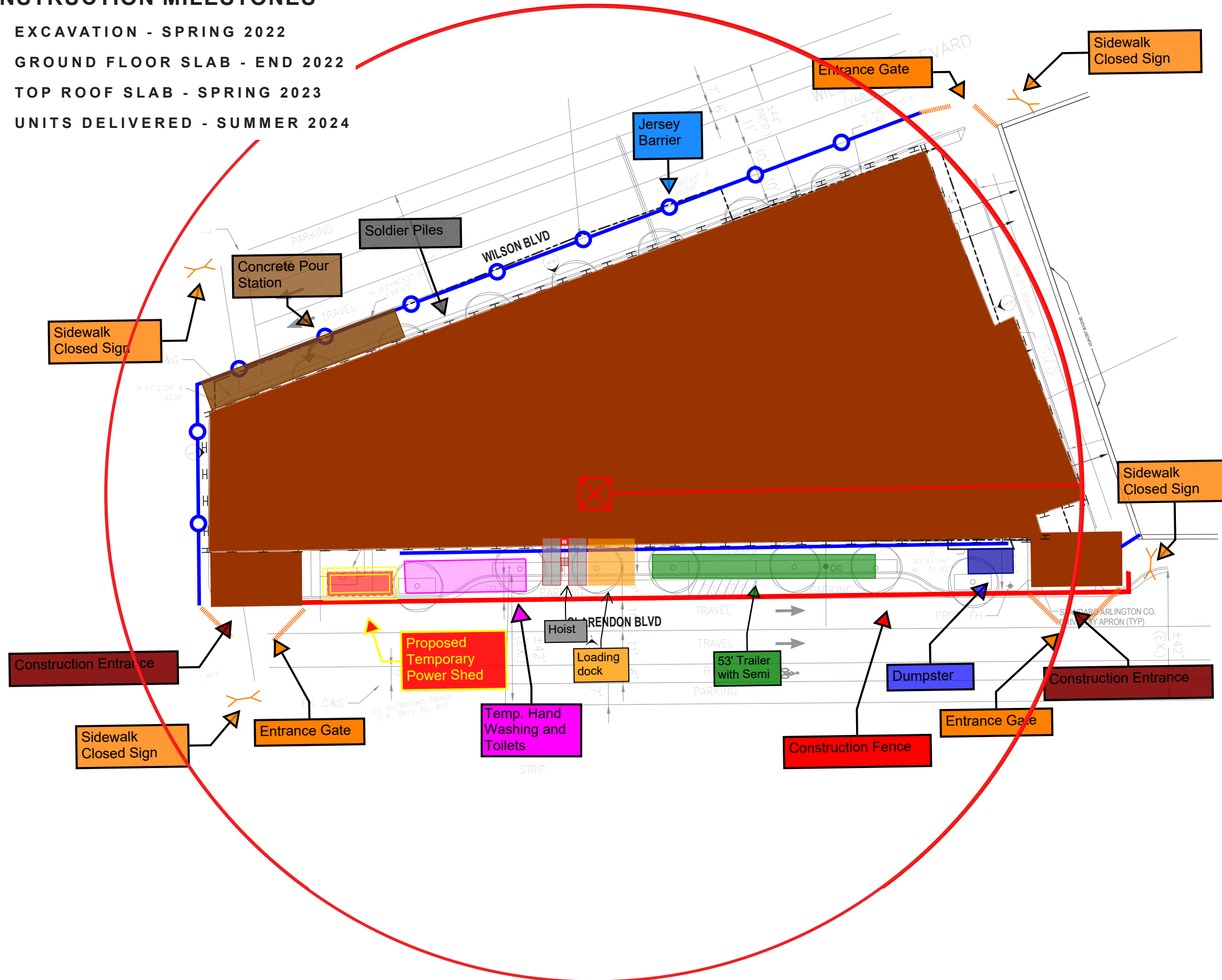
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CONSTRUCTION MILESTONES

- EXCAVATION - SPRING 2022
- GROUND FLOOR SLAB - END 2022
- TOP ROOF SLAB - SPRING 2023
- UNITS DELIVERED - SUMMER 2024



4.1 SITE PLAN CONTRIBUTIONS

- UTILITY FUND CONTRIBUTION
- BICYCLE PARKING
- TRANSPORTATION DEMAND MANAGEMENT AND PARKING MANAGEMENT PLAN
- TRANSPORTATION MONITORING STUDIES
- CONTRIBUTION TO ARLINGTON COUNTY COMMUTER SERVICES
- PUBLIC ART CONTRIBUTION
- AFFORDABLE HOUSING CONTRIBUTION
- IN-BUILDING FIRST RESPONDER NETWORK
- LEED GOLD CERTIFIED CONSTRUCTION
- ADDITIONAL GREEN BUILDING MEASURES
- IMPLEMENTATION OF ROSSLYN TO COURTHOUSE URBAN DESIGN STUDY RECOMMENDATIONS
- NEW PUBLIC OPEN SPACE

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THANK YOU