

RESIDENTIAL

2480 S GLEBE RD

SEPTEMBER 25 | 2024

VIRTUAL ENGAGEMENT



ROCKEFELLER
GROUP

hord | coplan | macht

- 01 Existing Conditions
- 02 Site Planning & Progression
- 03 Design Revisions

OUTLINE

EXISTING CONDITIONS



ELEMENTARY SCHOOL

ALISTER ARLINGTON RIDGE

BELL ARLINGTON RIDGE APTS

24TH RD S

LOMAX AME ZION CHURCH

PROJECT SITE

I-395

S GLEBE ST

AVALON AT ARLINGTON SQUARE

EXISTING AERIAL SITE PLAN

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EXISTING SITE - PERIMETER CONDITIONS

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EXISTING SITE - INTERNAL CONDITIONS

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GREATER SITE CONTEXT

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SITE PLANNING & PROGRESSION



FOUR MILE RUN VALLEY AREA PLAN

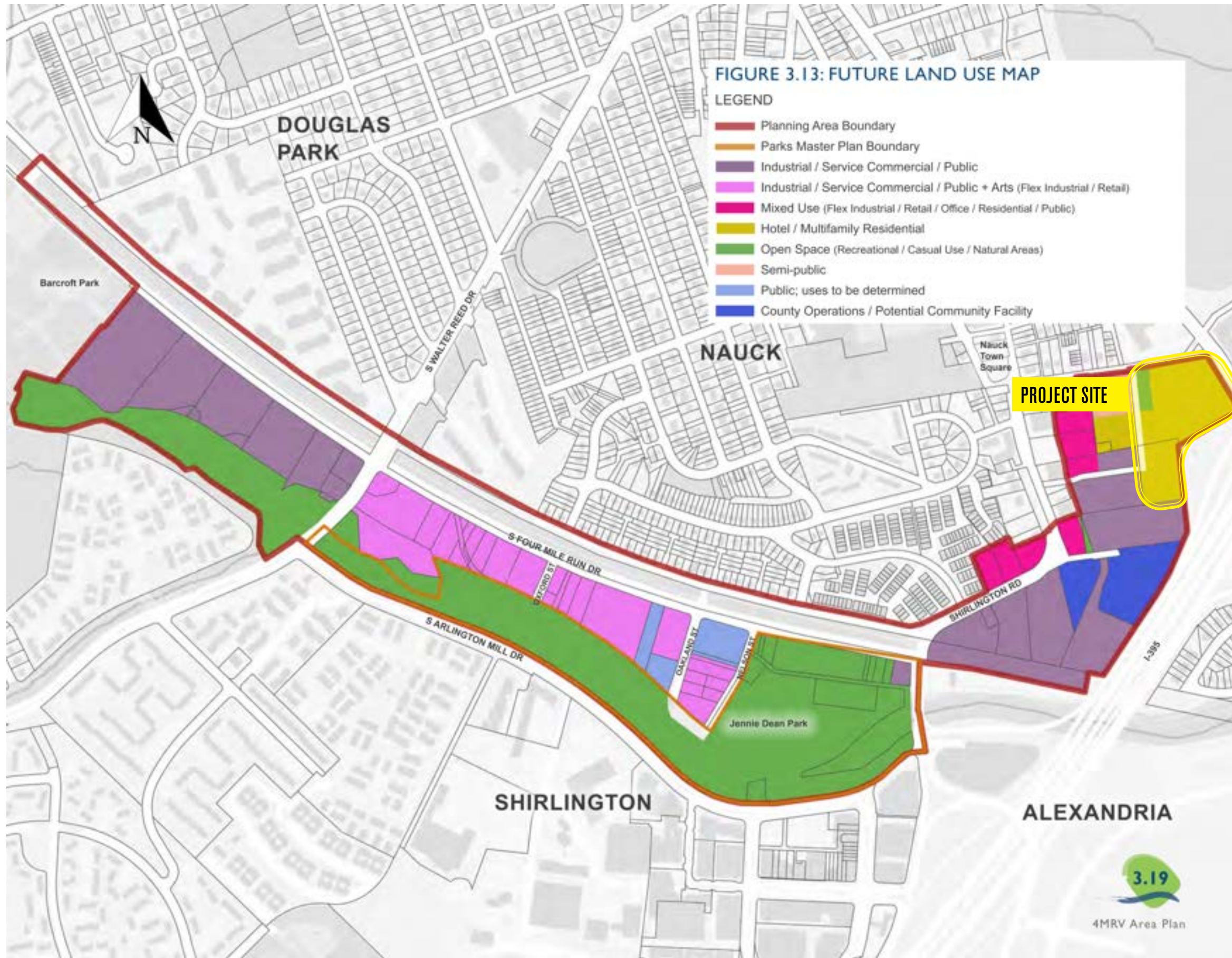
ADOPTED NOVEMBER 17, 2018

4 MILE RUN VALLEY AREA PLAN

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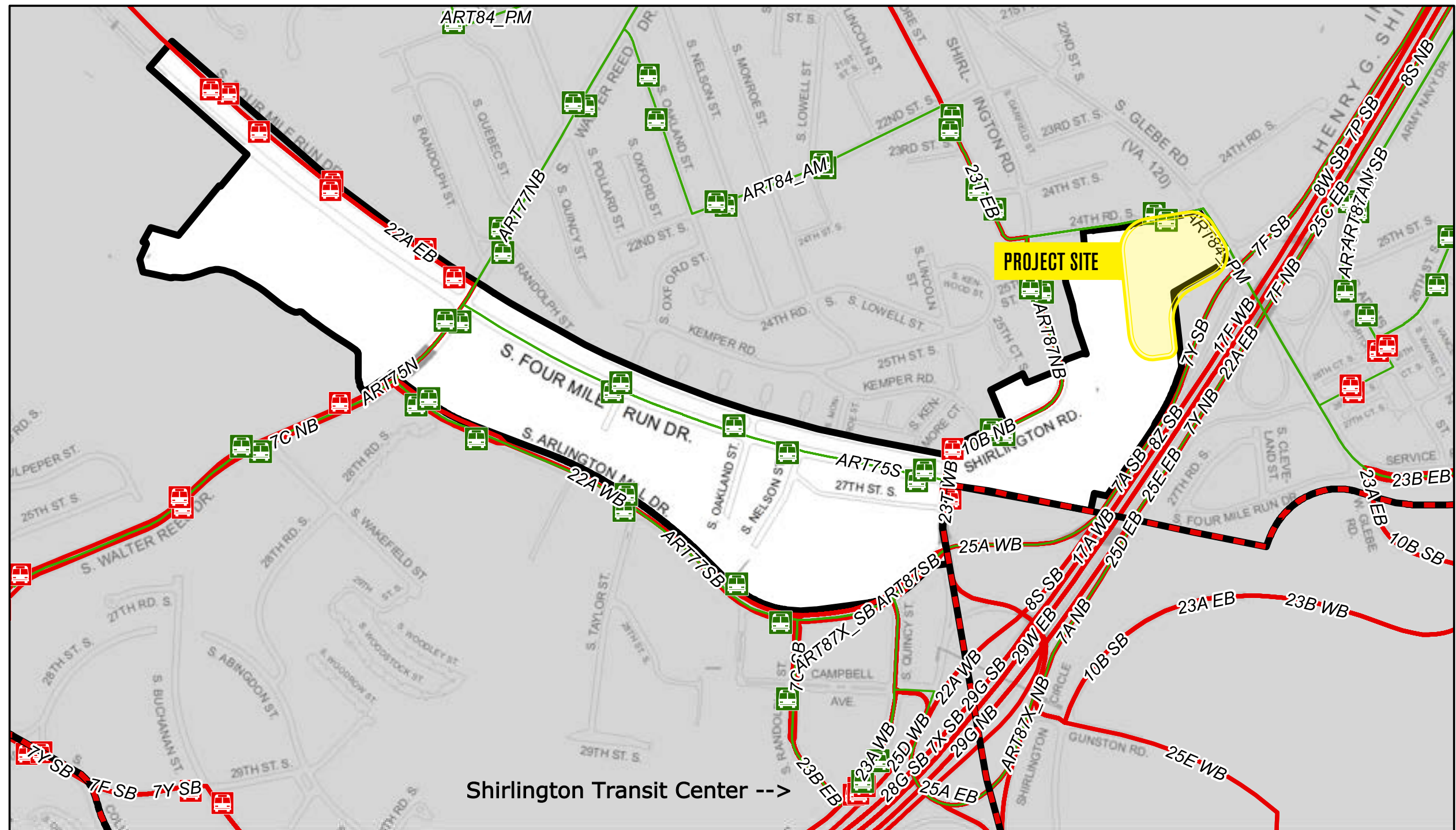
- 01 Emphasize & Improve Character
- 02 Provide Community Input
- 03 Elevate Open Space Planning
- 04 Assemble Guidelines for Building Heights

- 05 Promote Environmental Sustainability
- 06 Apply Urban Design Principals
- 07 Prioritize Connectivity
- 08 Create Guidelines for Land Use



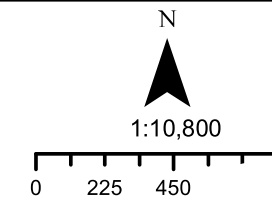
4 MILE RUN VALLEY - FUTURE USES PLAN

Figure 11: Transit Map



Legend

- Study Area Boundary
- ART Bus Stops
- WMATA Bus Stops
- County Line
- ART Bus Routes
- WMATA Bus Route



Pursuant to Section 54.1-402 of the Code of Virginia, any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and the design, modification, or construction of improvements to real property or for flood plain determination. Map prepared by Arlington County GIS Mapping Center. Produced and © April 2016.

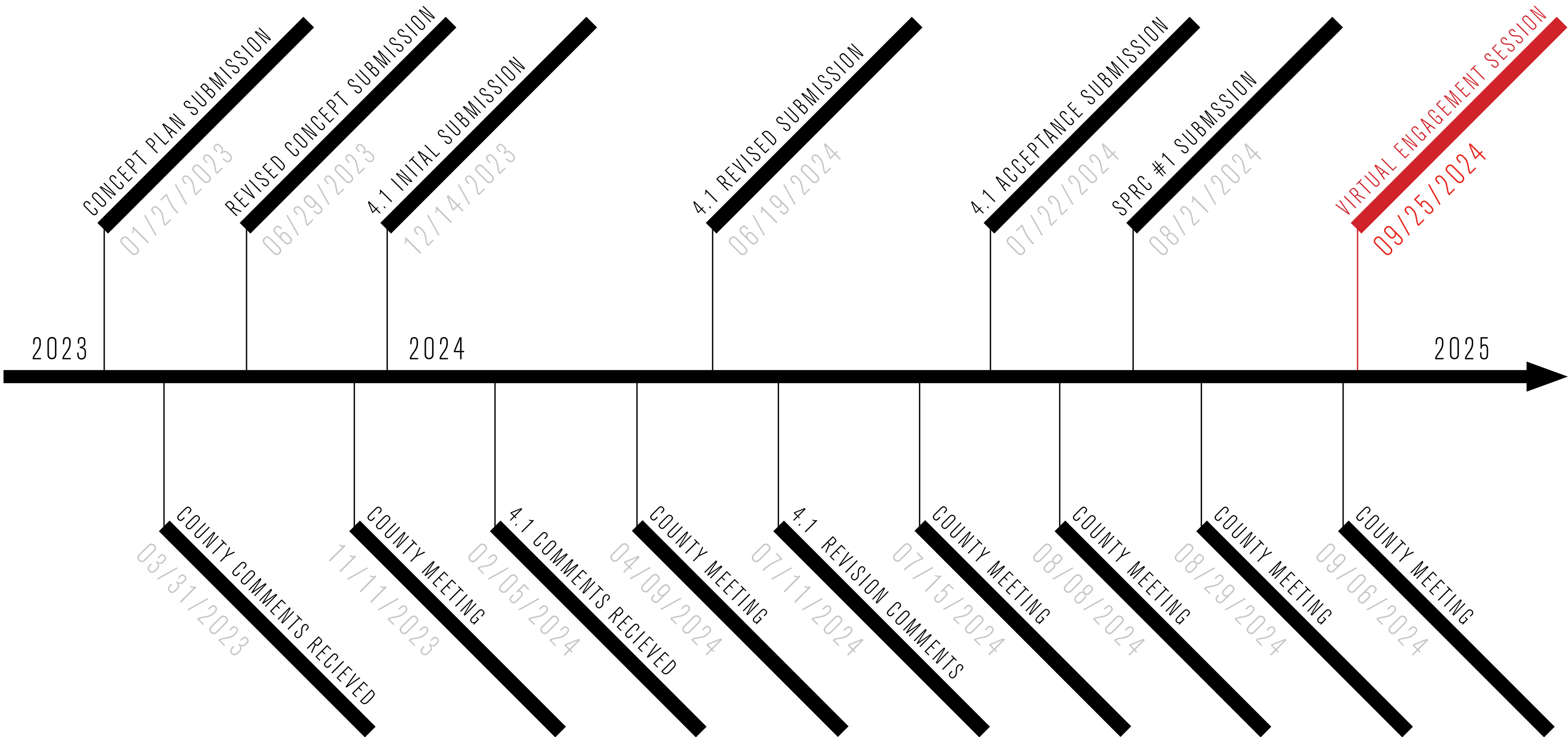
4 MILE RUN VALLEY - TRANSIT ACCESS

- 01 5.517 acre total site area
- 02 495 mixed residential units
- 03 37 townhome units
- 04 582 parking spaces
- 05 84'-5" tall to top of roof



SITE PROPOSAL STATISTICS

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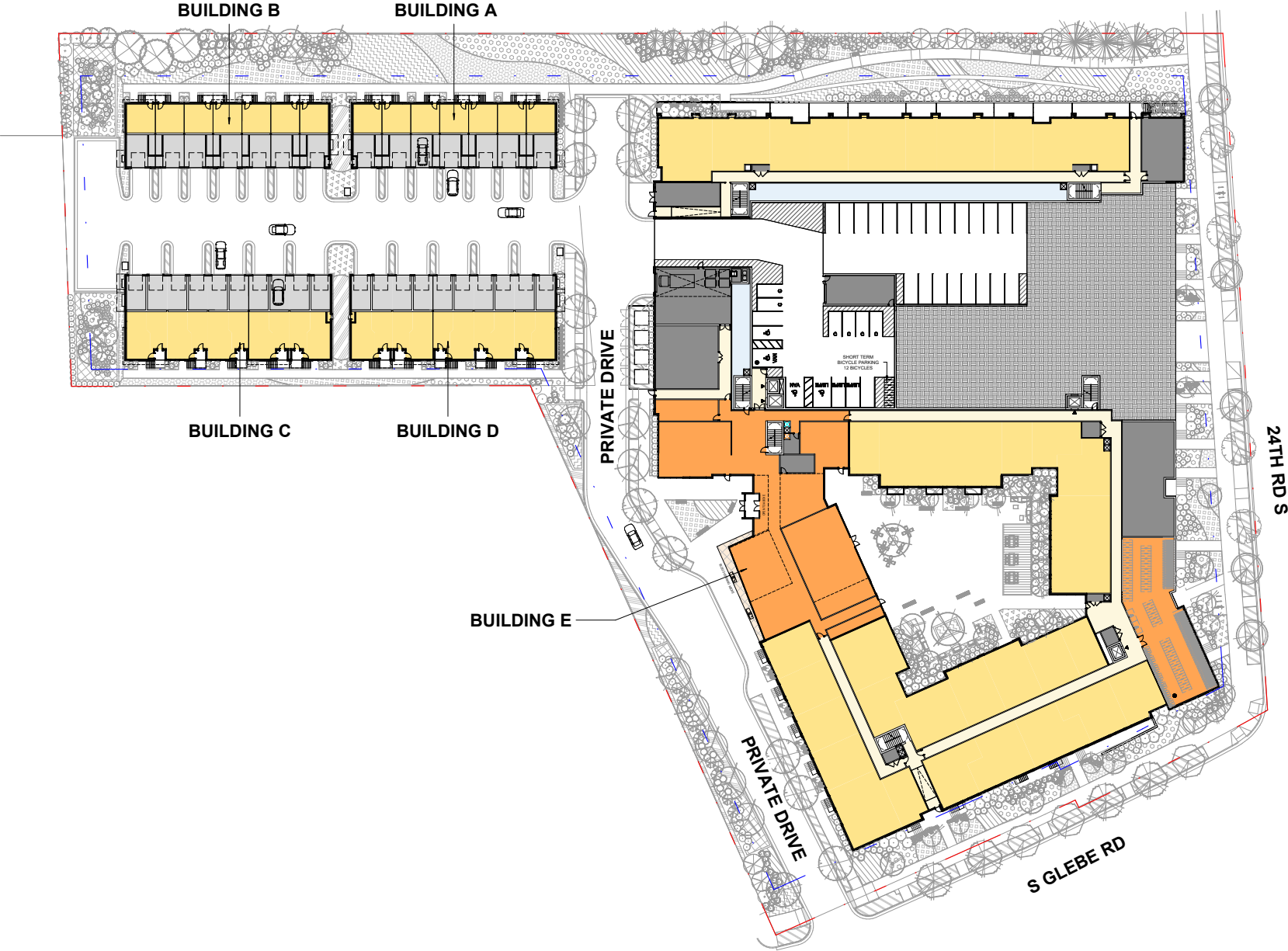


DESIGN PROPOSAL PROGRESSION

DESIGN REVISIONS

DECEMBER 2023

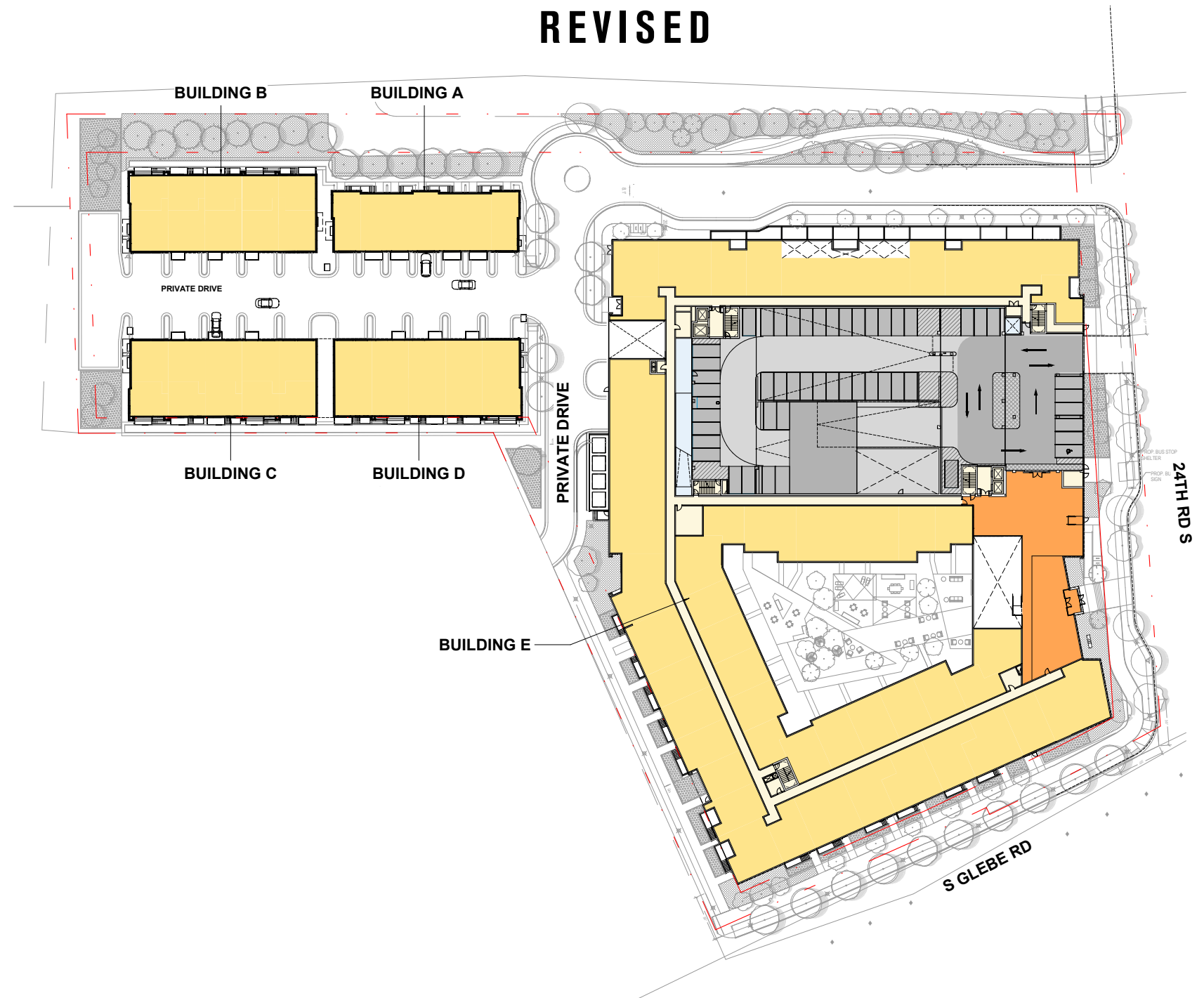
- 01 Larger setbacks from Lomax site
- 02 Prioritize corner of 24th & Glebe
- 03 Better integrate townhomes
- 04 Improve open space planning

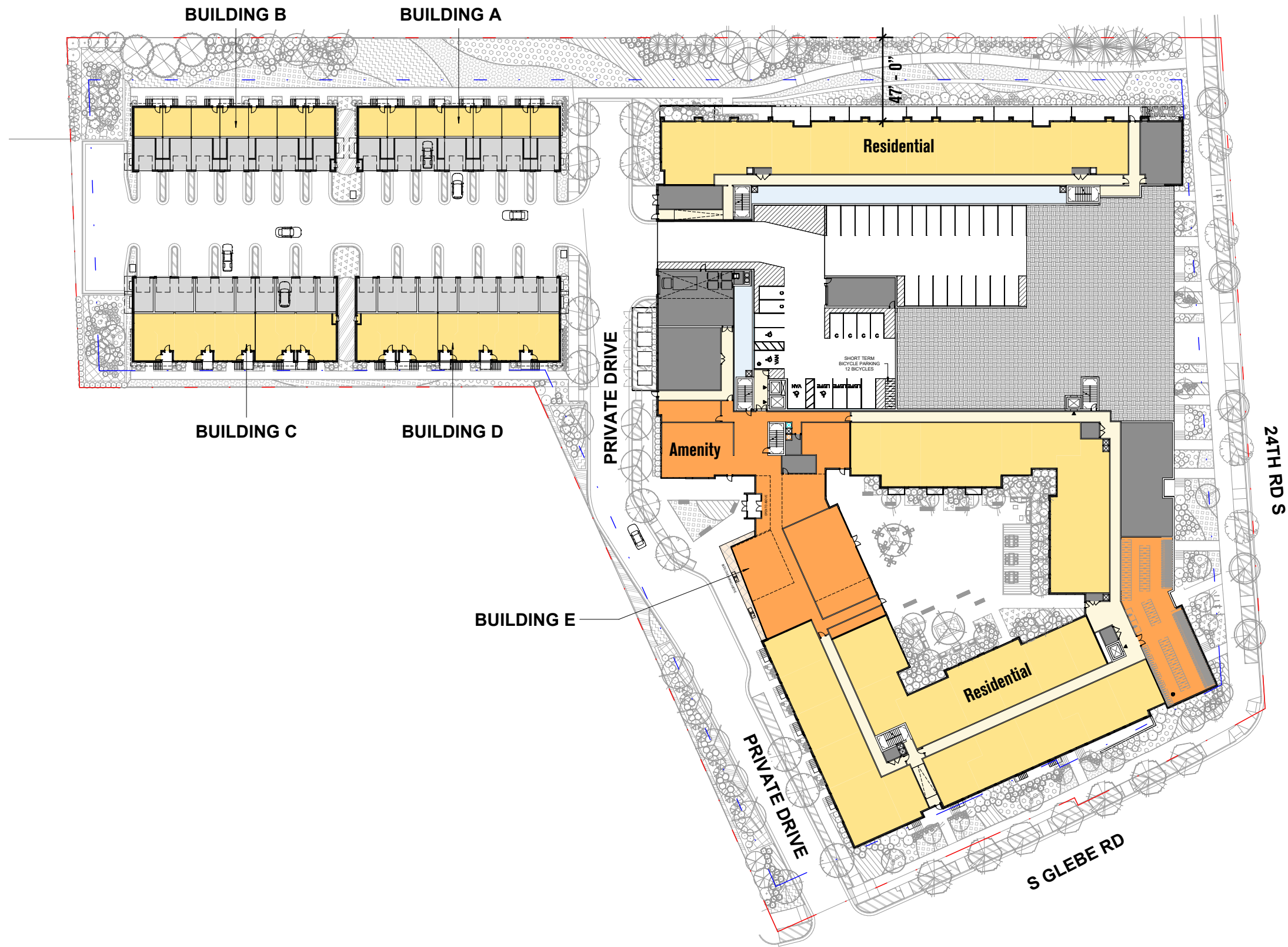


REQUESTED DESIGN REVISIONS

REVISED

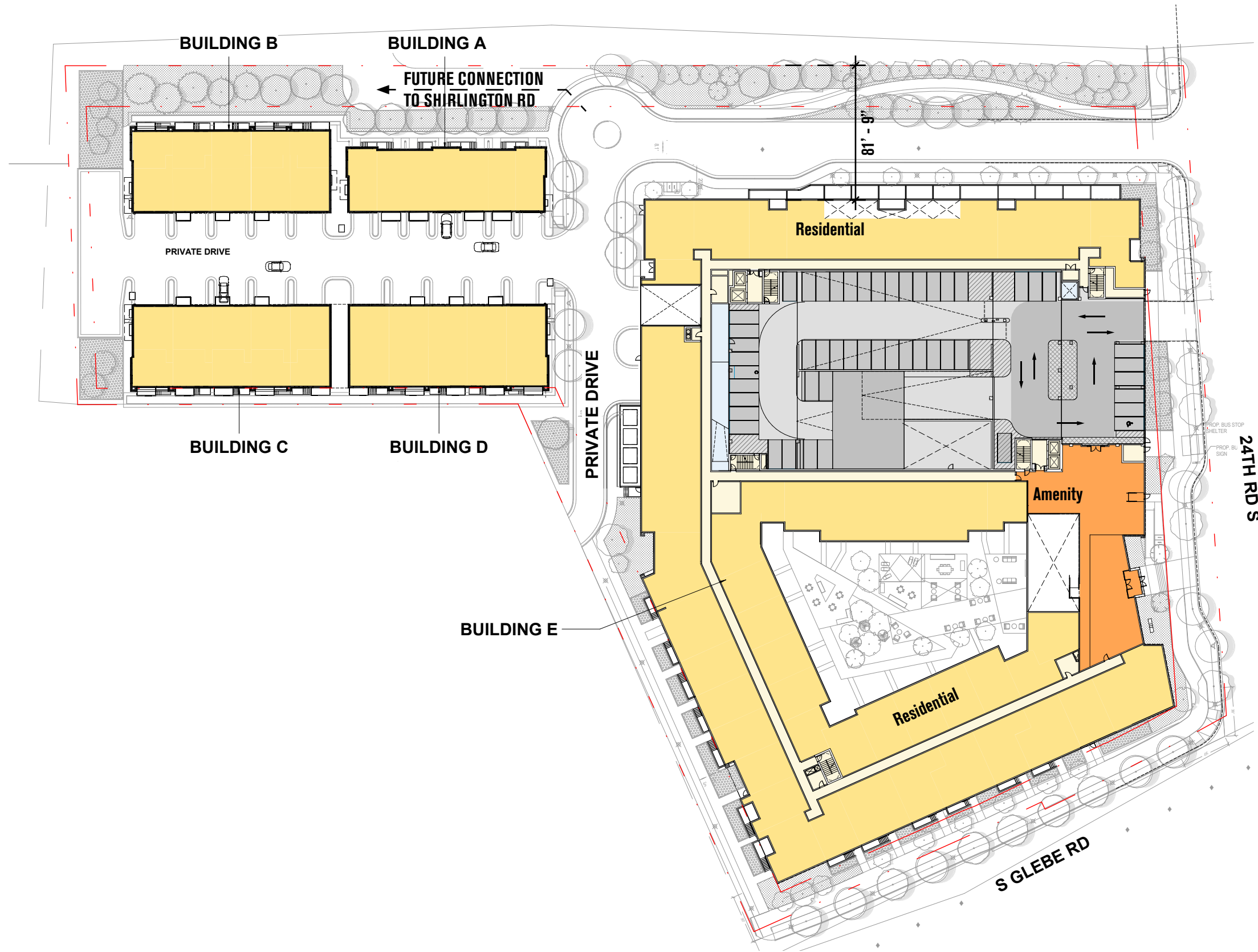
- 01 Increased setback by 39.75' & stepped upper levels back 8'
- 02 Redesigned site access & building frontage, mirrored front door
- 03 Relocated secondary entry along south facade near townhomes
- 04 Realigned pedestrian realm





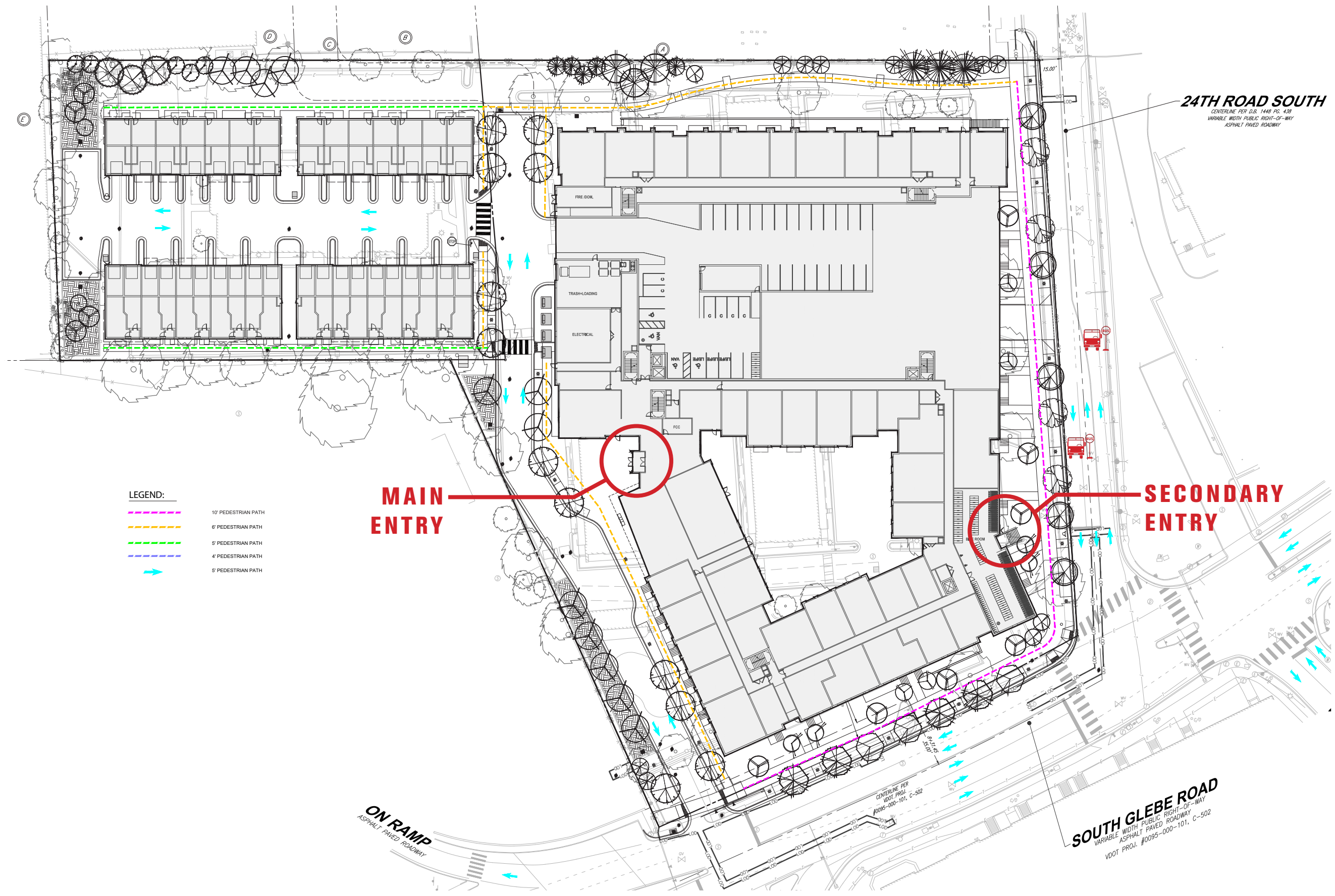
DECEMBER 2023 SITE PLAN

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REVISED SITE PLAN

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- LEGEND:**
- 10' PEDESTRIAN PATH
 - 6' PEDESTRIAN PATH
 - 5' PEDESTRIAN PATH
 - 4' PEDESTRIAN PATH
 - 5' PEDESTRIAN PATH

MAIN ENTRY

SECONDARY ENTRY

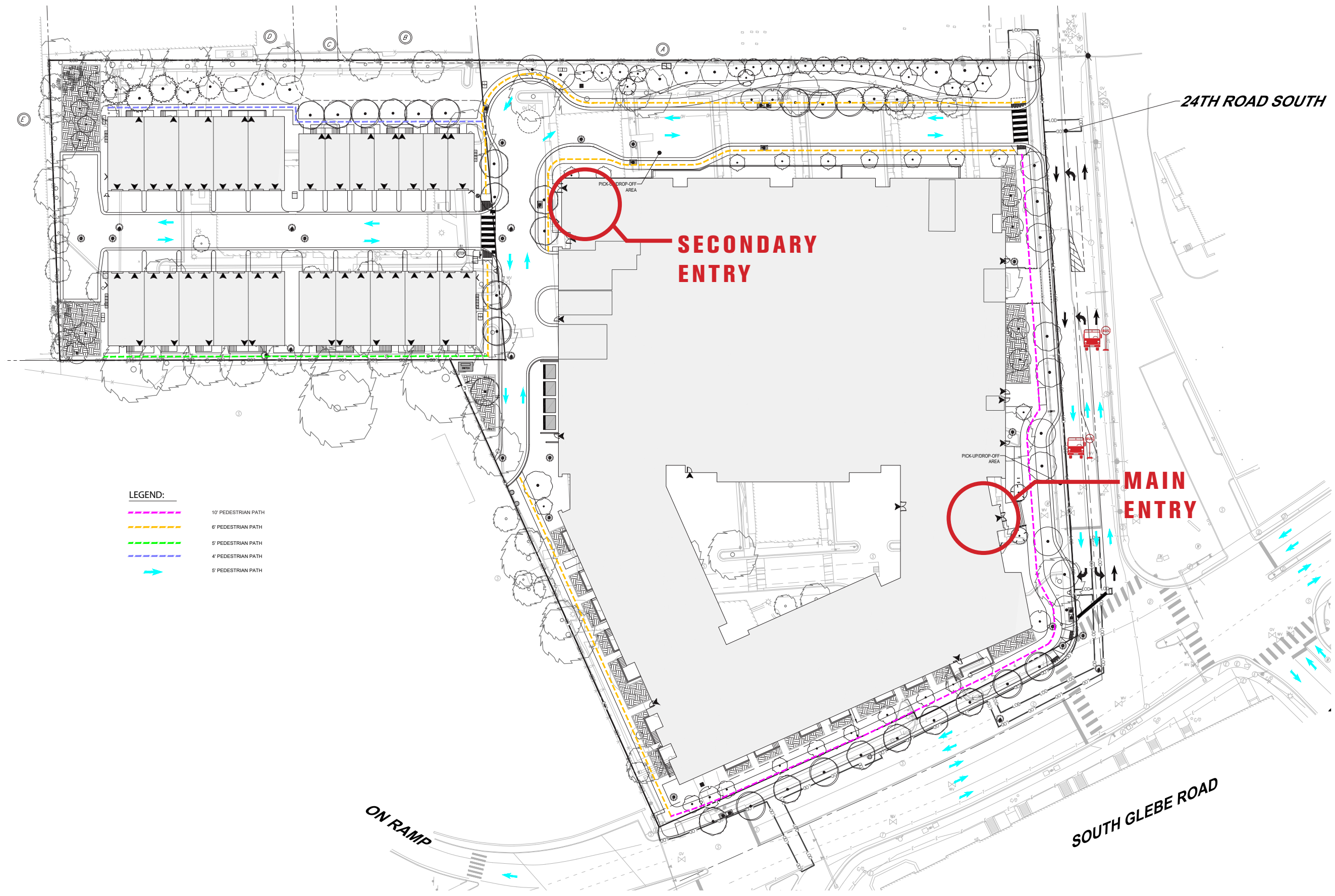
24TH ROAD SOUTH
 CENTERLINE PER D.B. 1448 PG. 438
 VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
 ASPHALT PAVED ROADWAY

SOUTH GLEBE ROAD
 VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
 ASPHALT PAVED ROADWAY, C-502
 VDOT PROJ. #0095-000-101, C-502

ON RAMP
 ASPHALT PAVED ROADWAY



DECEMBER 2023 SITE CIRCULATION PLAN

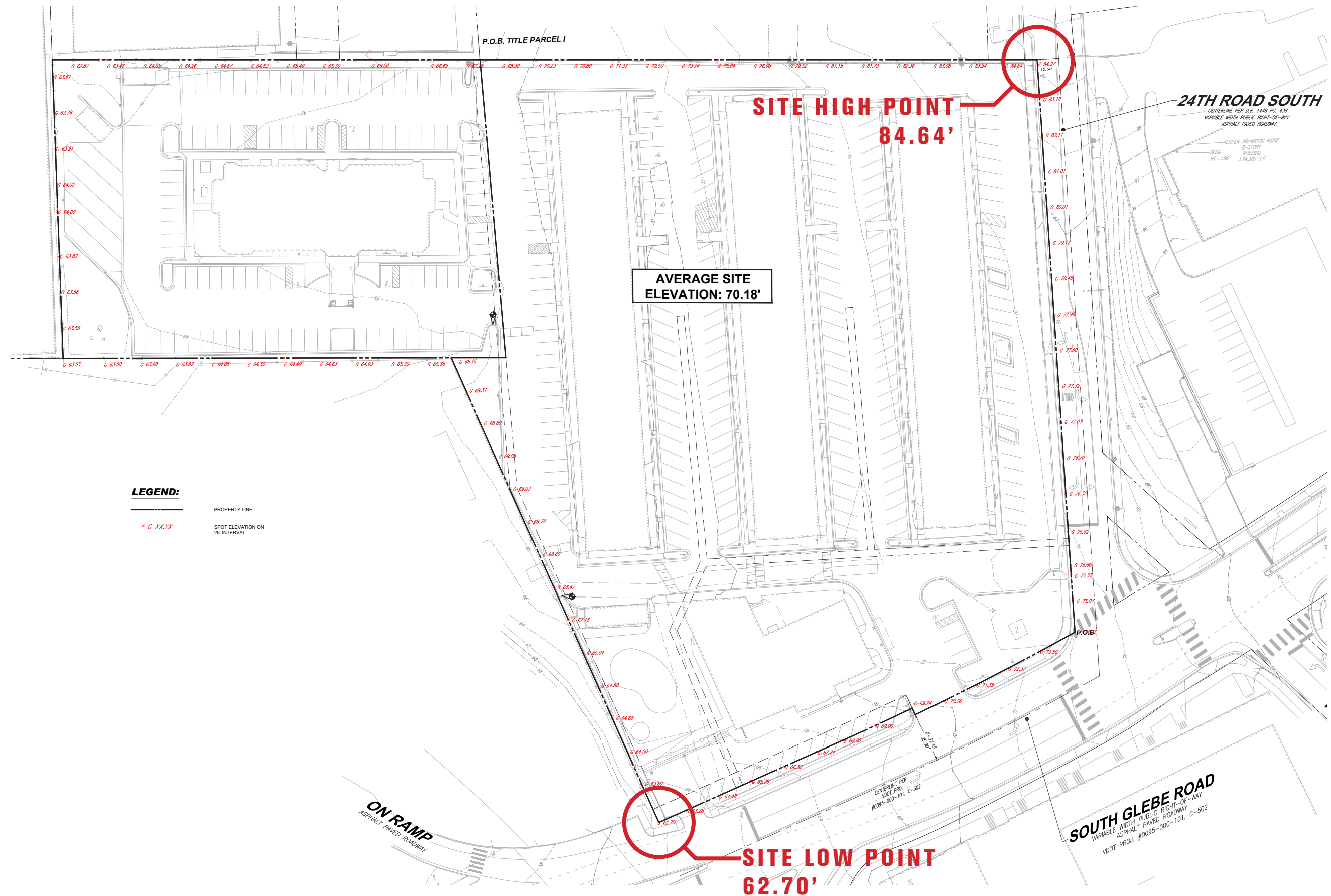


- LEGEND:**
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REVISED SITE CIRCULATION PLAN

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EXISTING SITE TOPOGRAPHY CONSTRAINTS

DECEMBER 2023



REVISED



NORTH ELEVATION

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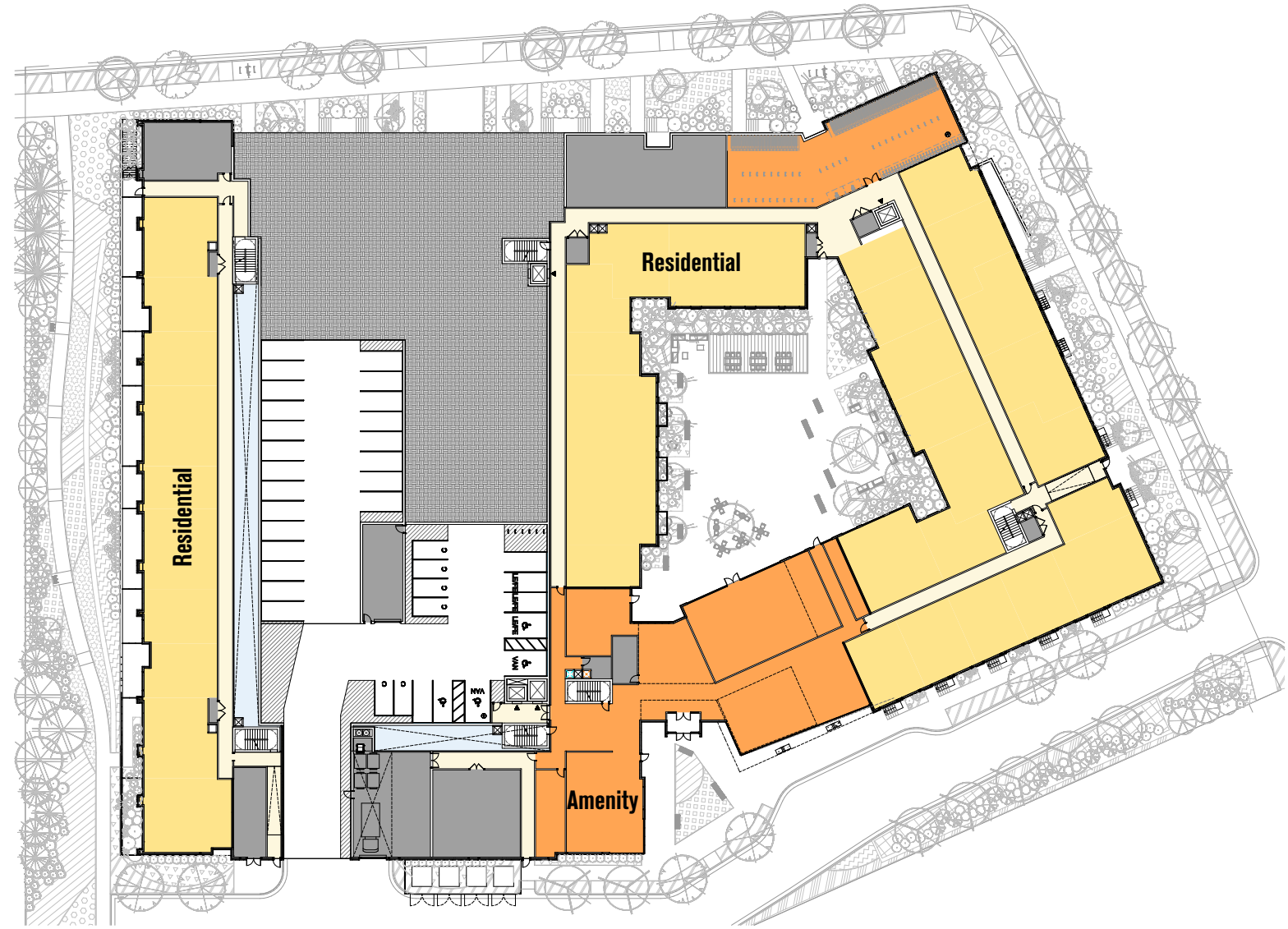
REVISED



WEST ELEVATION

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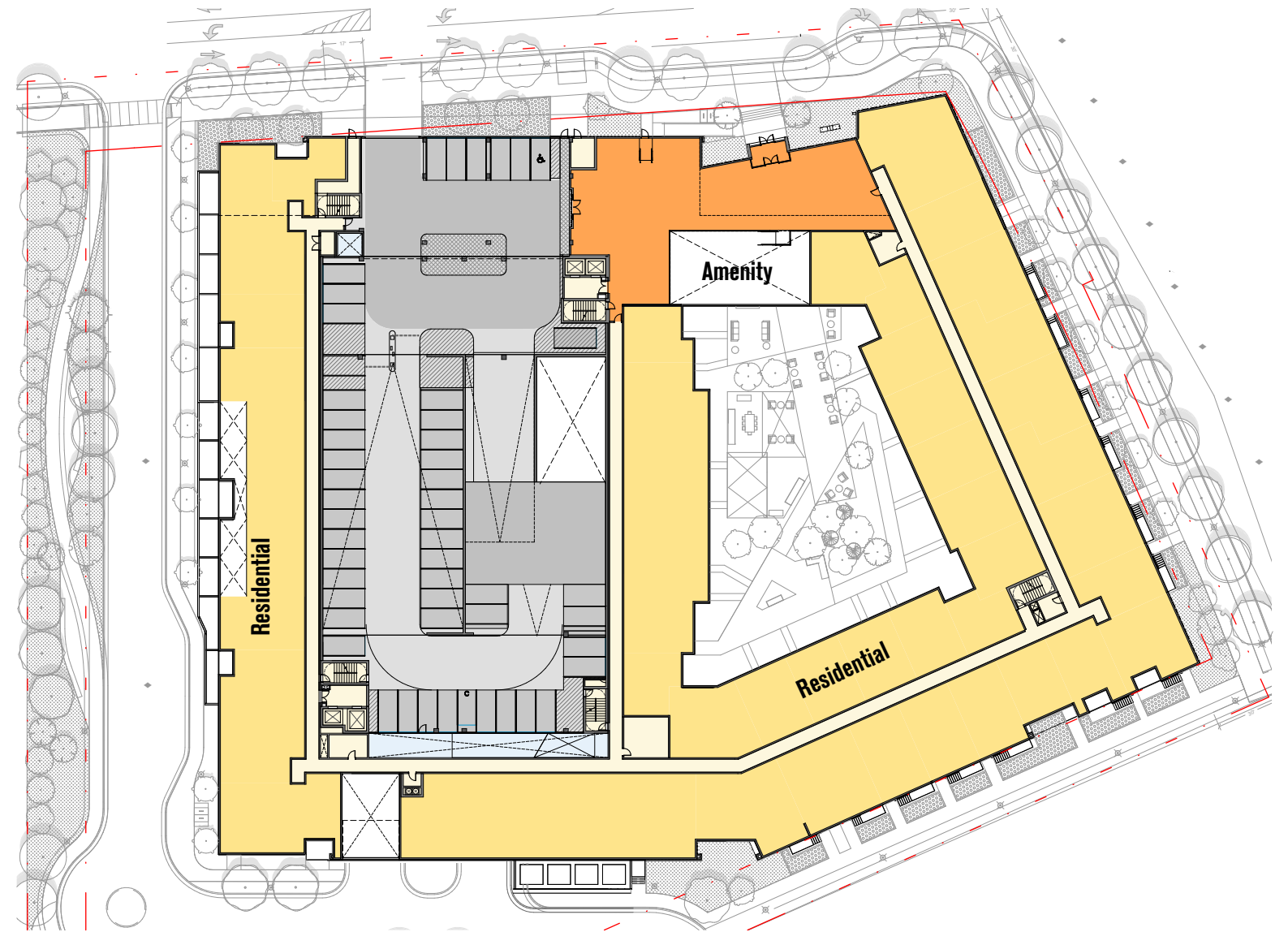
- 01 Larger setbacks from Lomax site
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DECEMBER 2023 GROUND FLOOR PLAN

REVISED

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REVISED GROUND FLOOR PLAN

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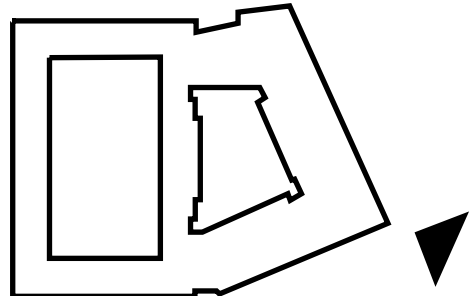


REVISED



SE CORNER RENDERING

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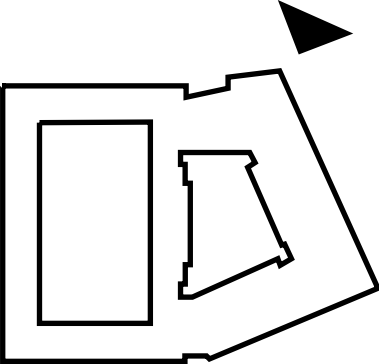


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REVISED



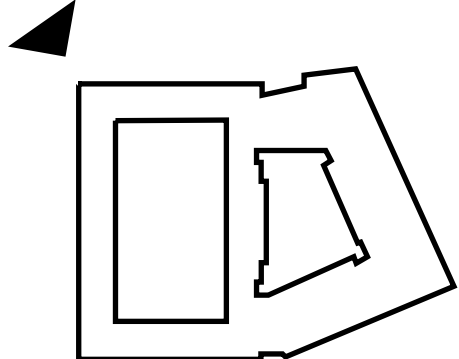
NE CORNER RENDERINGS

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REVISED



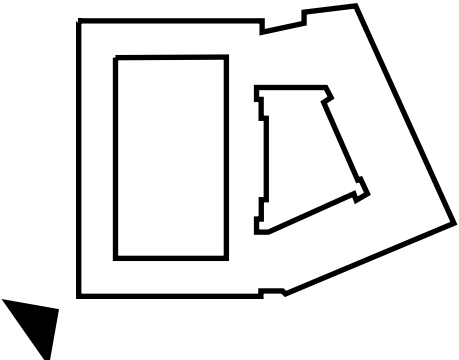
NW CORNER RENDERINGS

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REVISED



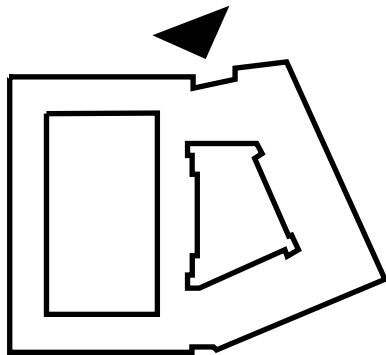
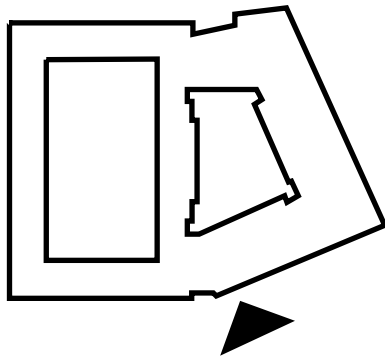
NE CORNER RENDERINGS

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DECEMBER 2023



REVISED



MAIN ENTRY RENDERINGS

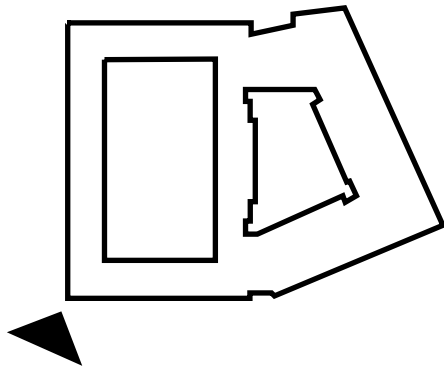
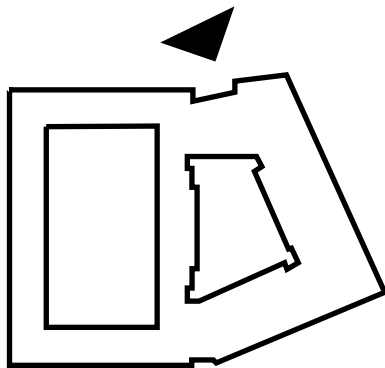
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SECONDARY ENTRY RENDERINGS

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REVISED LANDSCAPE SITE PLAN

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PLANTING + MATERIALITY



PLANTING

A naturalized landscape of primarily native species will engage the senses year-round with textures, scents, and color. Natives are highly-adaptable, generally low maintenance, provide wildlife habitat, and are proven performers in harsher urban settings.

MATERIALS

The design will marry the ruggedness of stone and metals with the softness of wood and earth. An earth-tone color palette will serve as the thread that ties all the spaces together, accented with pops of color from the plant materials.

A modern aesthetic and simplicity in the paving will be met with textures of natural stone and wood. These elements combine to create an urban experience that emulates nature.



CANOPY COVERAGE - PALETTE

All proposed trees will be native and are included on Arlington County's Recommended Tree List.



Amelanchier laevis
Alleghany Serviceberry



Betula nigra 'BNMTF'
Dura Heat River Birch



Ceris canadensis
Eastern Redbud



Cornus florida
Flowering Dogwood



Magnolia virginiana
Sweetbay Magnolia



Acer Negundo
Boxelder



Gymnocladus dioicus
Kentucky Coffeetree



Platanus occidentalis
American Sycamore



Quercus coccinea
Scarlet Oak



Quercus phellos
Willow Oak



Ulmus americana 'Valley Forge'
Valley Forge American Elm



Nyssa sylvatica
Black Tupelo



Ilex opaca
American Holly



Juniperus virginiana
Eastern Red Cedar



Pinus rigida
Pitch Pine



Pinus virginiana
Virginia Pine



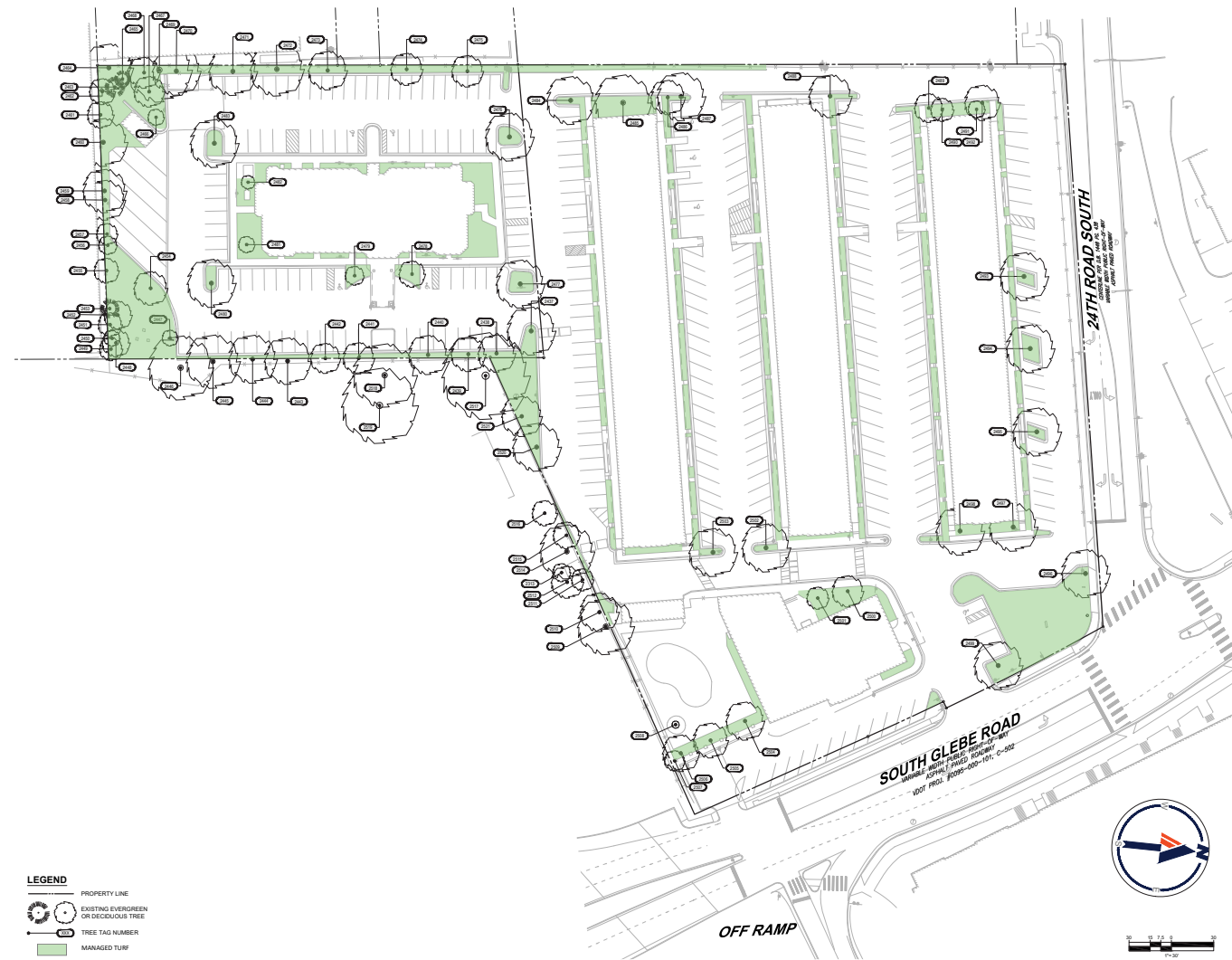
Pinus taeda
Loblolly Pine



Crataegus Crus-galli inermis
Thornless Cockspur Hawthorn

TREE PLANTING REQUIREMENTS

REPLACEMENT AND CANOPY COVERAGE



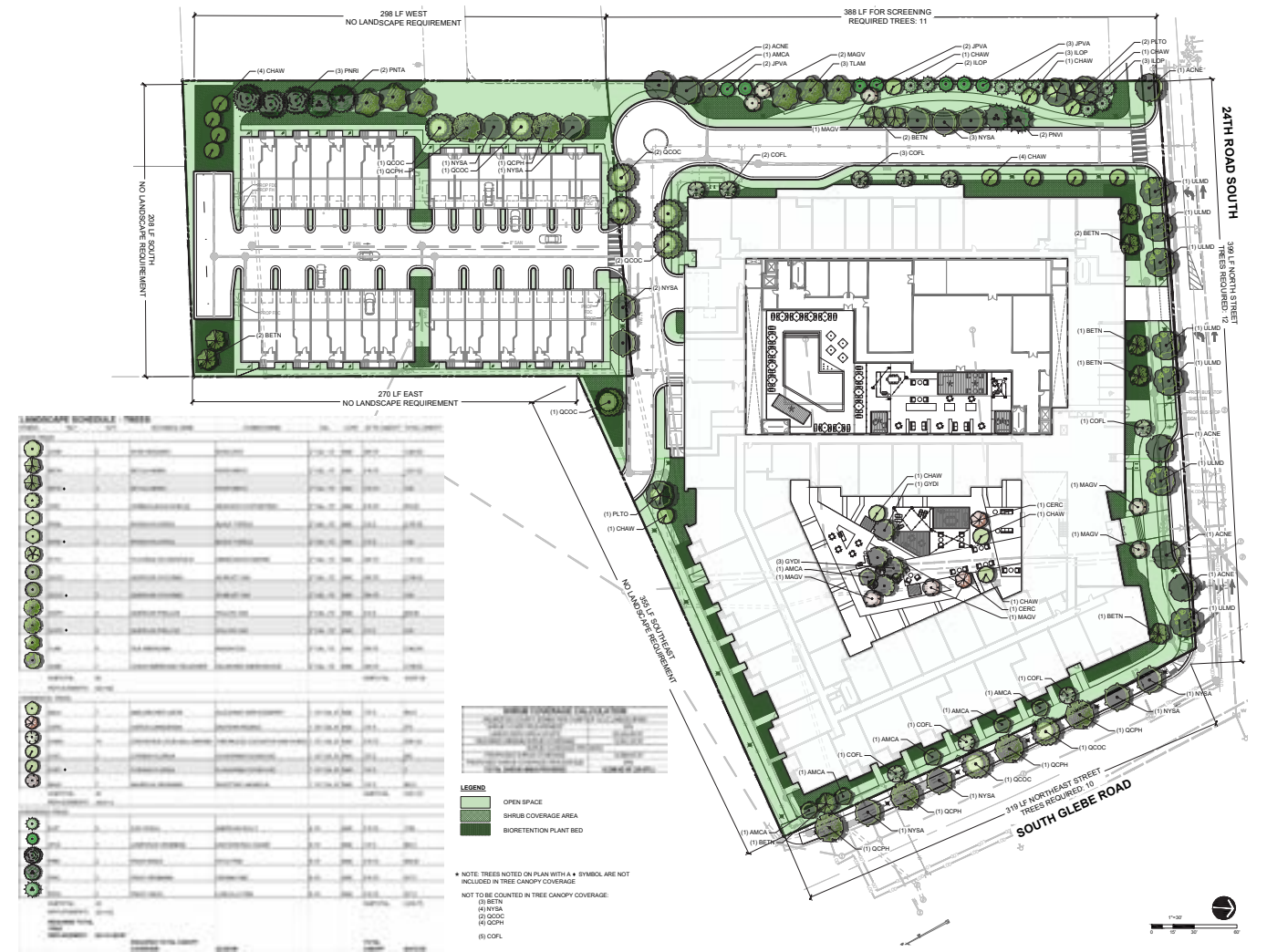
TREE INVENTORY PLAN BY BOHLER DC

REQUIRED TREE REPLACEMENT: 97 TREES

REQUIRED TREE CANOPY COVERAGE: 24,033 SF

REQUIRED OPEN SPACE: 10% OF TOTAL SITE AREA

EXISTING MANAGED TURF AREA: 29,921 SF



PROPOSED TREE PLANTING BY LANDDESIGN

PROVIDED TREE REPLACEMENT: 97 TREES

PROVIDED TREE CANOPY COVERAGE: 26,912 SF

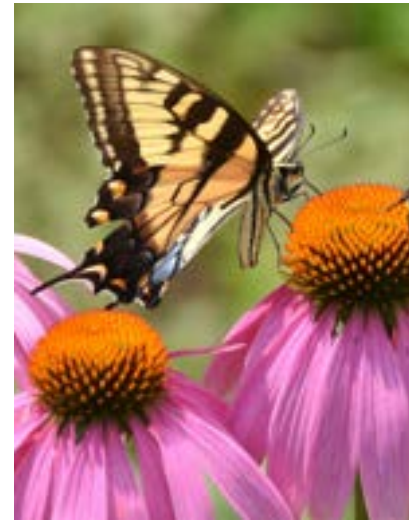
PROVIDED OPEN SPACE: 26.78% OF TOTAL SITE AREA

PROVIDED MANAGED TURF AREA: 36,355 SF
(ADDITIONAL 28,011 SF INCLUDES BIORETENTION AND SIDEWALK. TOTAL: 64,366 SF)

SITE POLLINATOR PLANT PALETTE

PROMOTING FLORA AND FAUNA

The project will strive to promote utilizing native plant material. By concentrating on native perennials, ornamental grasses and shrubs, the project will enhance the plant biodiversity which will increase the fauna on site. The design will focus on plants that bloom from early spring into late fall, maximizing the pollination season and maintaining a variety of blooms and color year round.



Asclepias syriaca
Milkweed



Nepeta racemosa
Catmint



Solidago speciosa
Goldenrod



Echinacea purpurea
Purple Coneflower



Eurochium purpureum
Joe Pye Weed



Symphyotrichum eriocoides
White Aster