



**AFFORDABLE HOMES &
COMMUNITIESSM**



10 S. Glebe Road

SPRC #1

December 14, 2023

SITE CONTEXT



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- Address: 10 S. Glebe Road
- Lot Area: 59,730 SF
- Existing Improvements: 26,024 SF two-story building constructed in 1954
- Existing Zoning: Split-zoned C-2 & R-6
- GLUP Designation:
 - Service Commercial (Recommends variety of districts, including C-O-1.0)
 - Not subject to sector plan or special planning area



PROPOSED BUILDING OVERVIEW

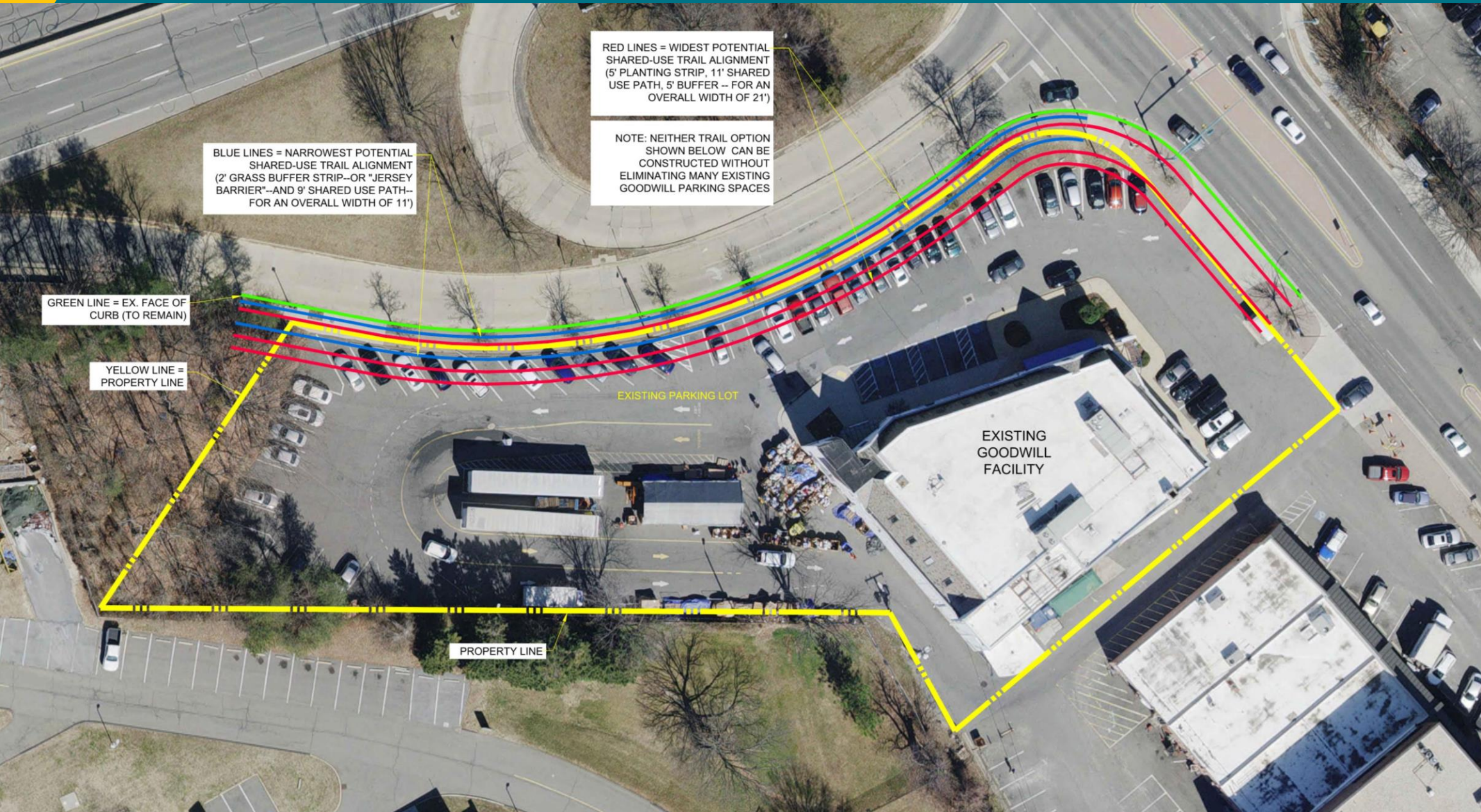
- Zoning Requests:
 - Rezoning to the C-O-1.0 district
 - 4.1 site plan
- Overall: 75' tall building. 5 stories over one-story retail podium
 - Floor 1: New Goodwill retail/Main residential lobby
 - Floor 2: New Goodwill donation processing center/Childcare
 - Floors 3-6: Affordable housing

PROPOSED BUILDING OVERVIEW

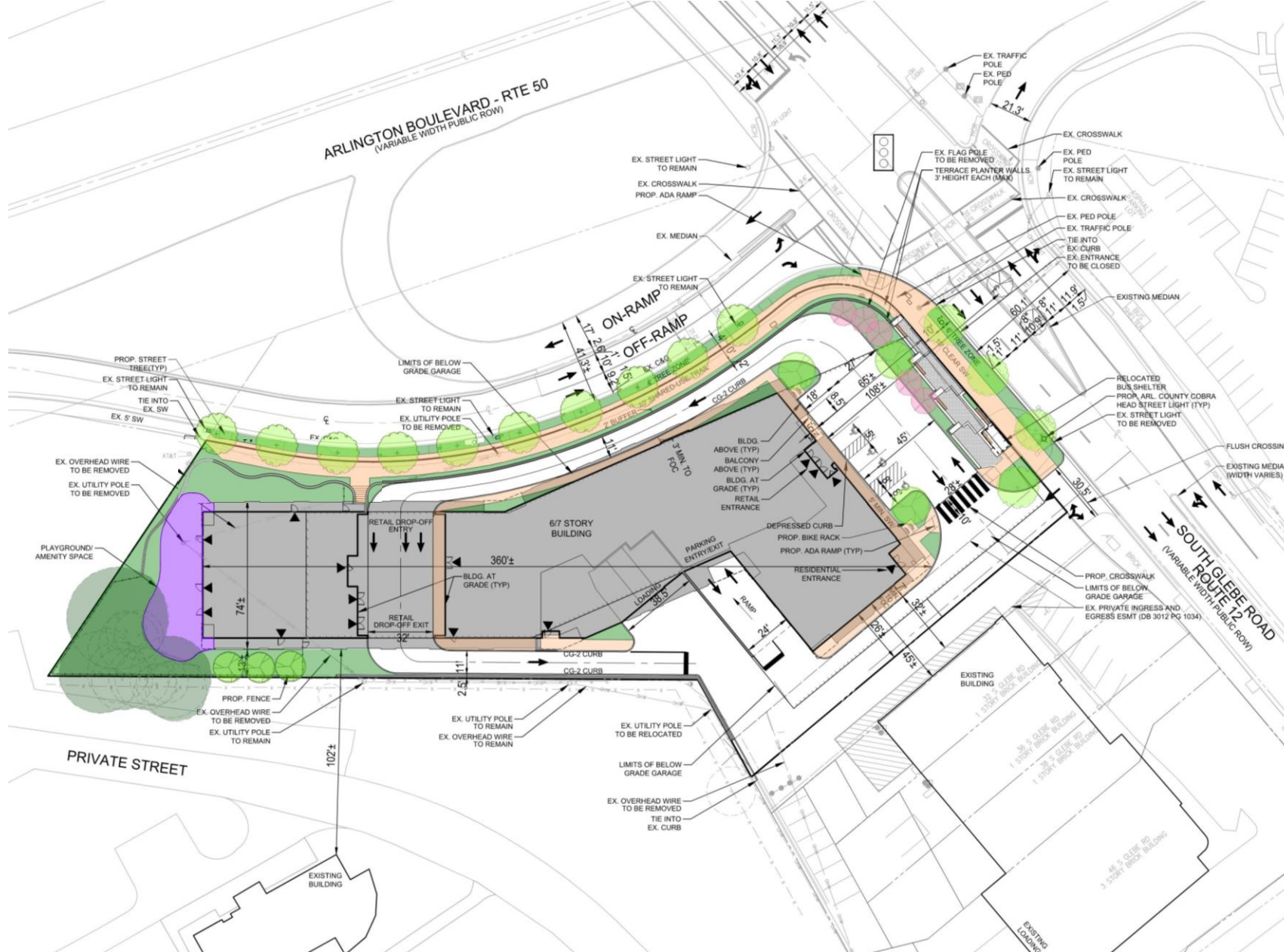
- Building GFA (not including any GFA Exclusions): ±177,000 SF, as follows:
 - Daycare: ±3,000 SF
 - Retail/Donation Center: ±31,000 SF
 - Residential: ±143,000 SF
- Total Units: ±128 units of 100% affordable housing, as follows:

- Efficiency	5 (3.9%)
- 1BR	29 (22.65%)
- 2BR	79 (61.71%)
- 3BR	15 (11.71%)

EXISTING SITE CONSTRAINTS



PROPOSED SITE PLAN



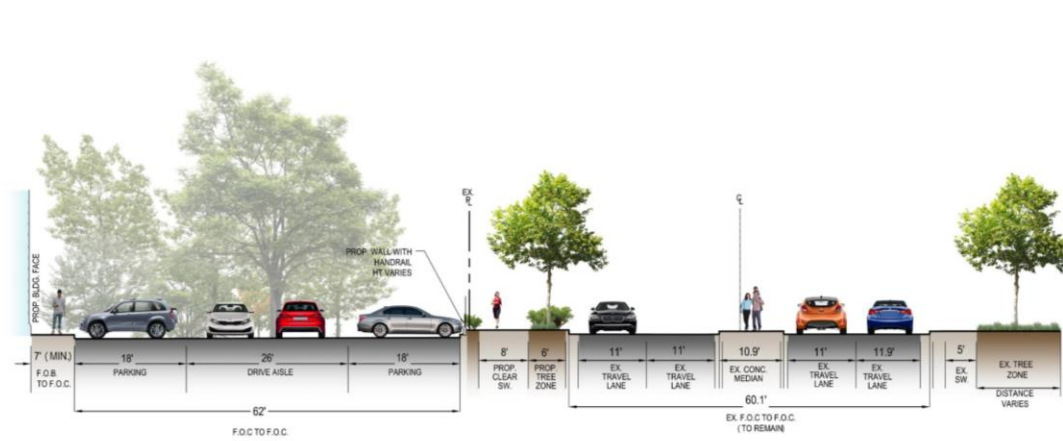
LEGEND

- PROPOSED BUILDING AT GRADE
- PROPOSED BUILDING OVERHANG ABOVE
- PROPOSED BUILDING CANOPY
- PROPOSED LIMITS OF GARAGE
- PROPOSED PEDESTRIAN ENTRANCE
- EXISTING SIGNALIZED INTERSECTION
- PROPOSED TREE
- EXISTING TREE TO REMAIN

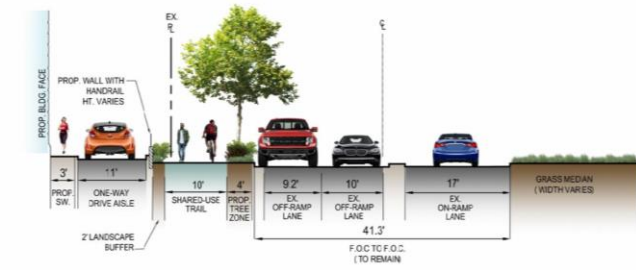
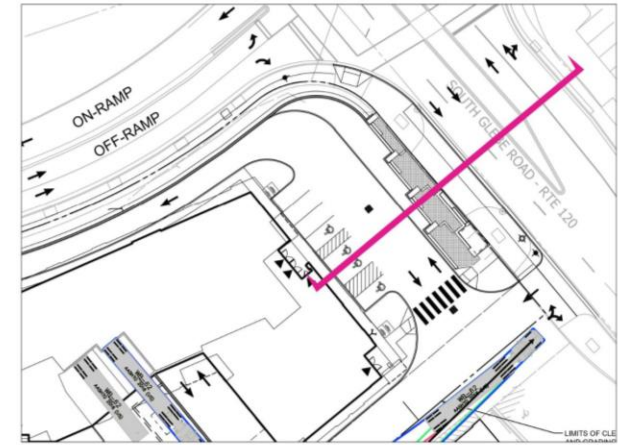
GRAPHIC SCALE
 (IN FEET)
 1 inch = 25 ft.



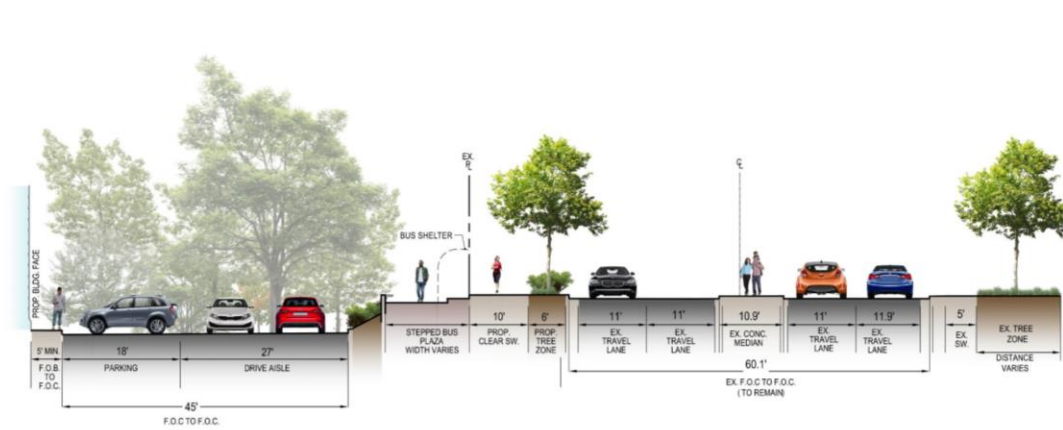
SITE CROSS SECTIONS



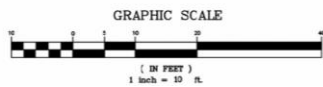
GLEBE ROAD SECTION - CURRENT PLAN



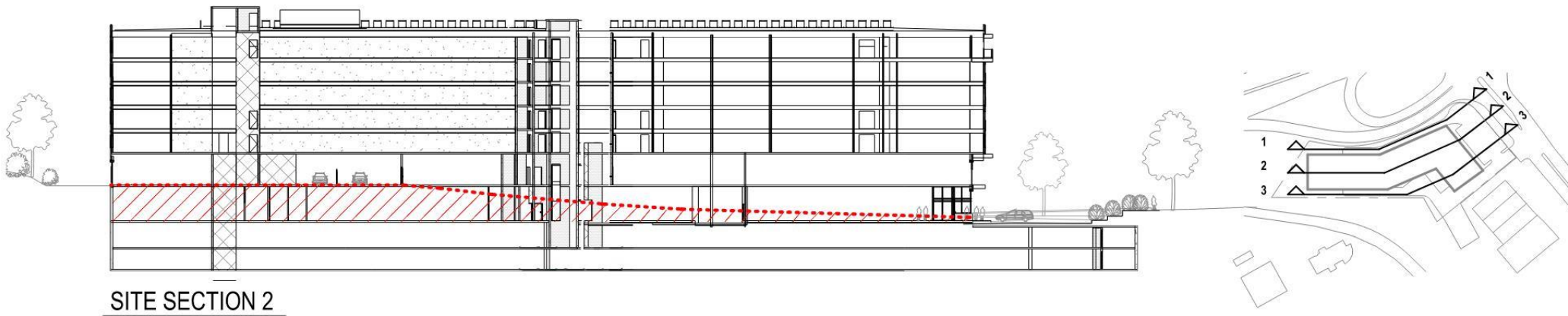
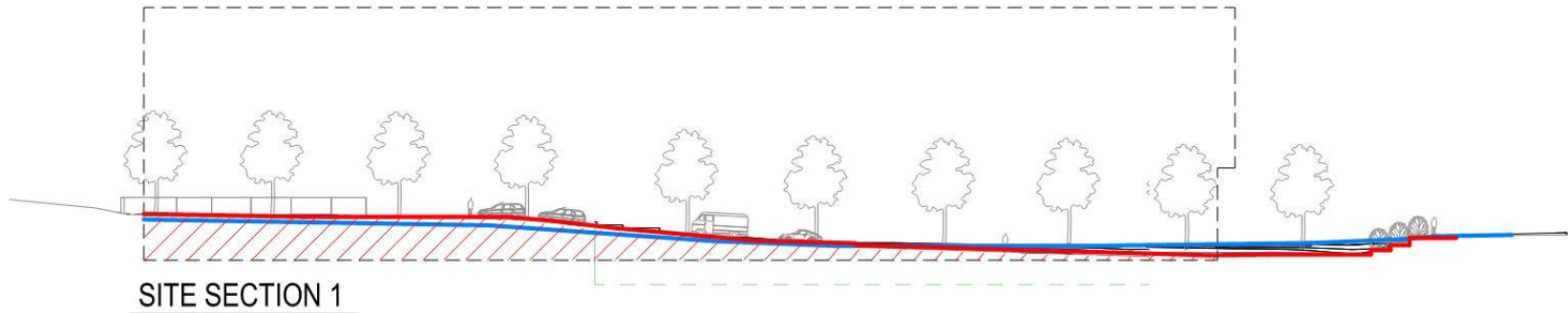
SECTION AT OFFRAMP - ALTERNATE PEDESTRIAN SPACE



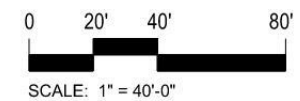
GLEBE ROAD SECTION - PROPOSED ALTERNATE LAYOUT



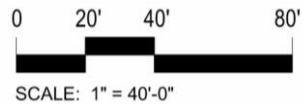
SITE CROSS SECTIONS



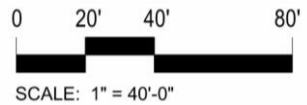
- ARLINGTON BLVD RAMP
- PROPOSED DRIVE
- FIXED ADJACENT PROPERTY GRADE
- /// GROUND LEVEL UNDERGROUND PORTION = 51%



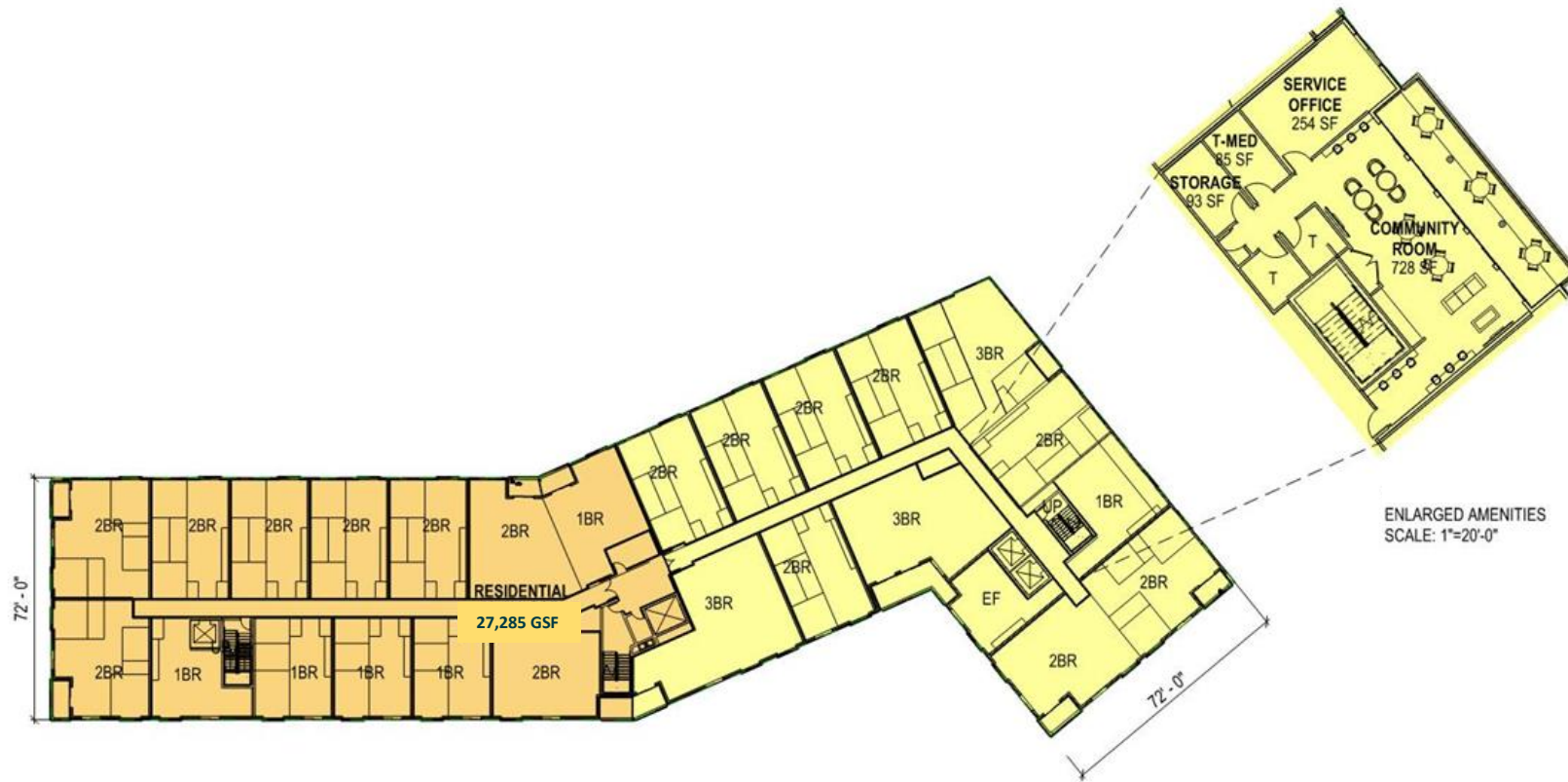
GROUND LEVEL PLAN



LEVEL 1 PLAN

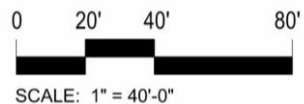


TYPICAL RESIDENTIAL PLAN

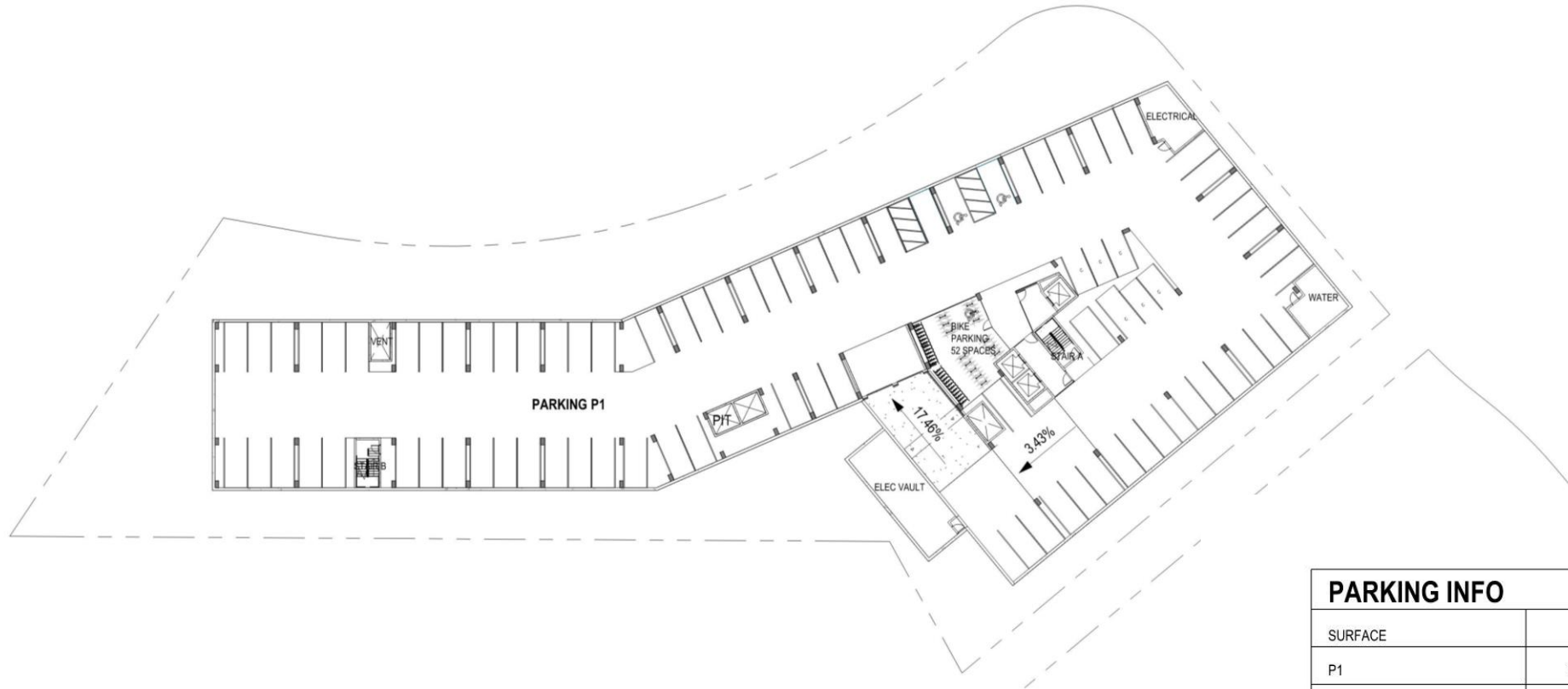


UNIT INFO	9% FINANCING	4% FINANCING
LEVEL 3	13	13
LEVEL 4	13	13
LEVEL 5	13	13
LEVEL 6	13	13
LEVEL 7	11	13
	63	65
	128	

UNIT TYPES	9% FINANCING	DISTRIBUTION	4% FINANCING	DISTRIBUTION
EFFICIENCY	5		-	38.46%
1 BEDROOM	4	14.28%	25	61.03%
2 BEDROOM	39	61.90%	40	61.03%
3 BEDROOM	15	23.80%	-	-
	63		65	



PARKING LEVEL P1 (P2 SIMILAR)



PARKING INFO	
SURFACE	7 SPACES
P1	85 SPACES
P2	88 SPACES
	180 SPACES



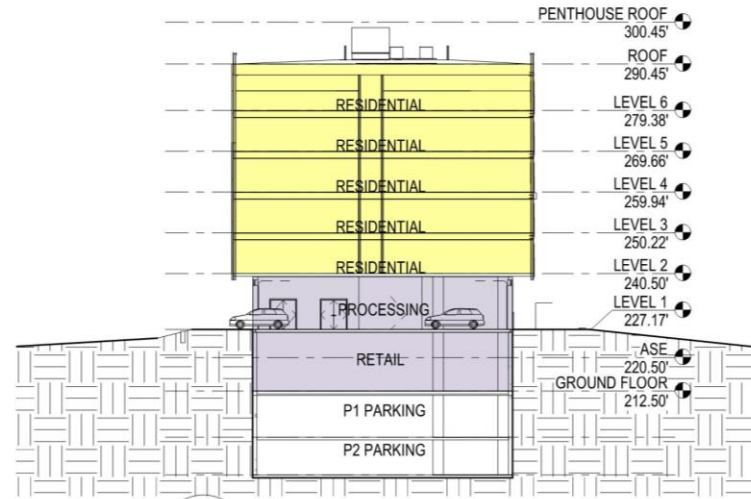
TRUE
NORTH

0 20' 40' 80'

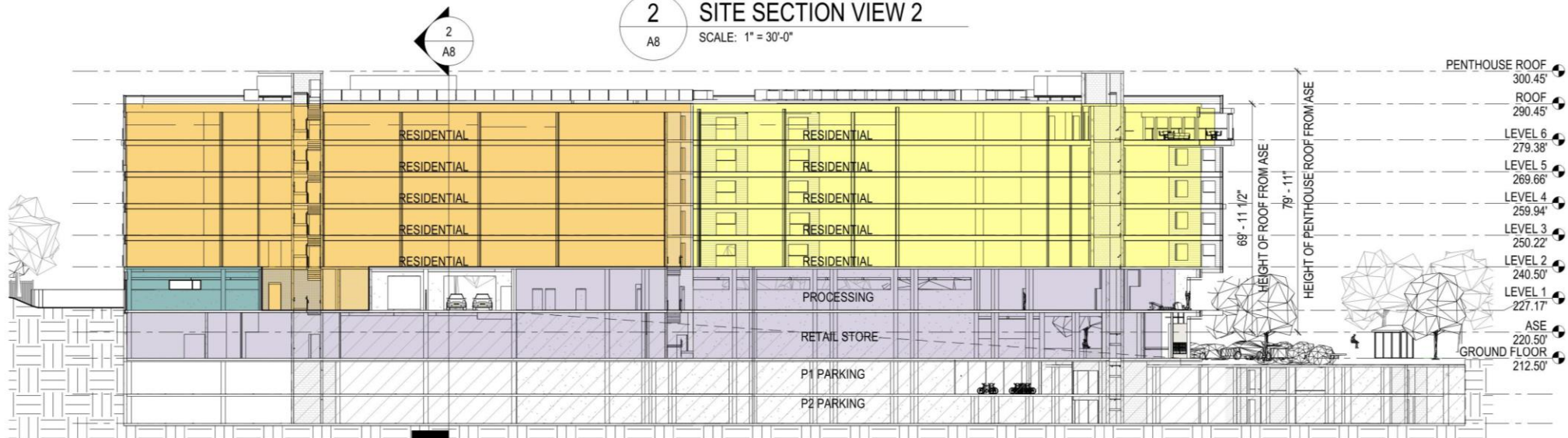


SCALE: 1" = 40'-0"

BUILDING SECTIONS



2 SITE SECTION VIEW 2
A8 SCALE: 1" = 30'-0"



1 SITE SECTION VIEW 1
A8 SCALE: 1" = 30'-0"

NORTH GLEBE APPROACH



SOUTH GLEBE APPROACH



ROUTE 50 OFF-RAMP APPROACH

