

# 10TH & IRVING

(JOYCE MOTORS ASSEMBLAGE)

1000 NORTH IRVING STREET  
ARLINGTON, VA

HISTORIC JOYCE MOTORS  
SPRC #2 MEETING

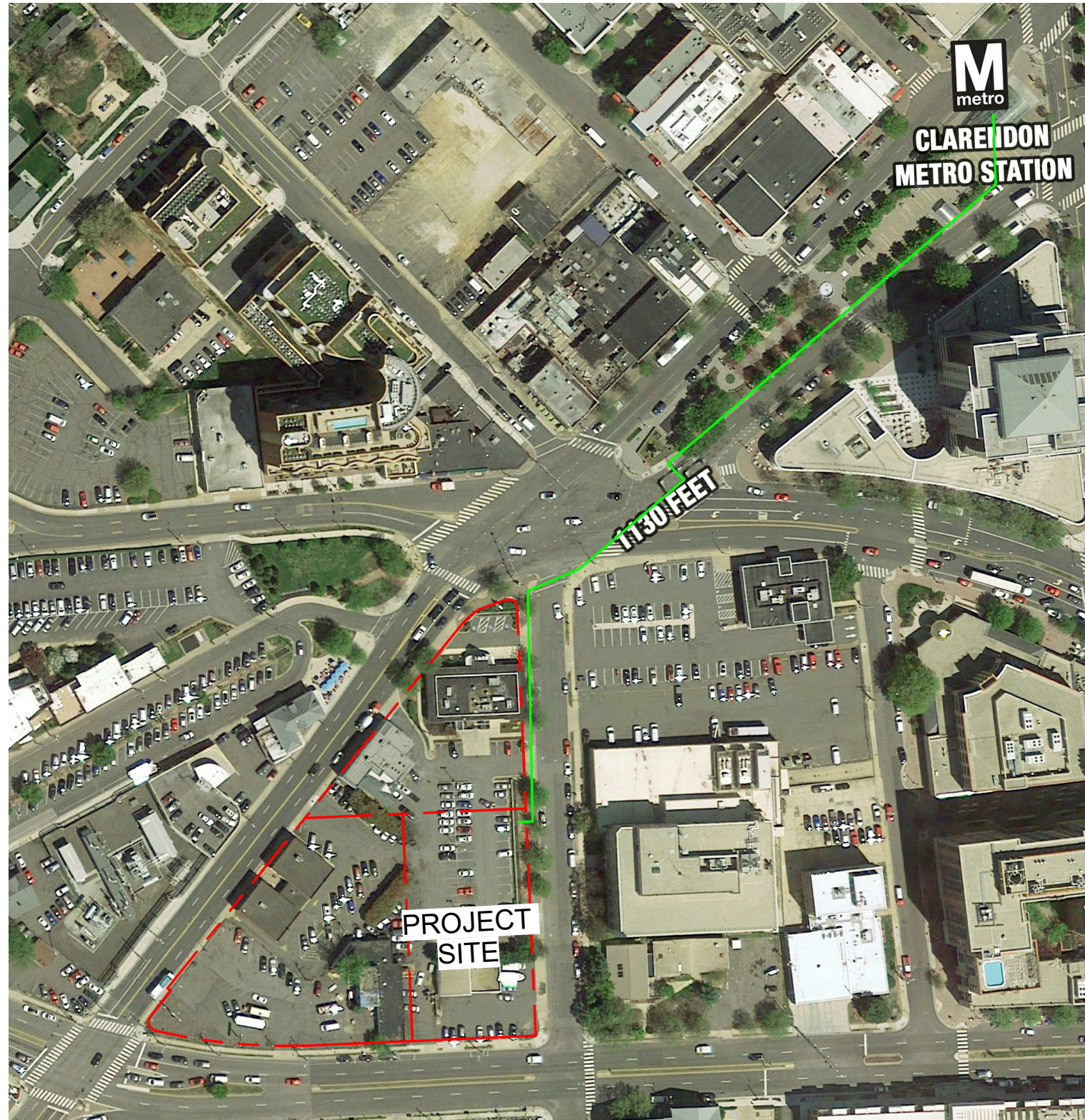
OCTOBER 13, 2022



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NOTE: THIS DRAWING IS AS SUBMITTED IN THE FINAL 4.1 SUBMISSION #5 DOCUMENTS, DATED 8/8/22, SHEET A0-31 AND A9-01.





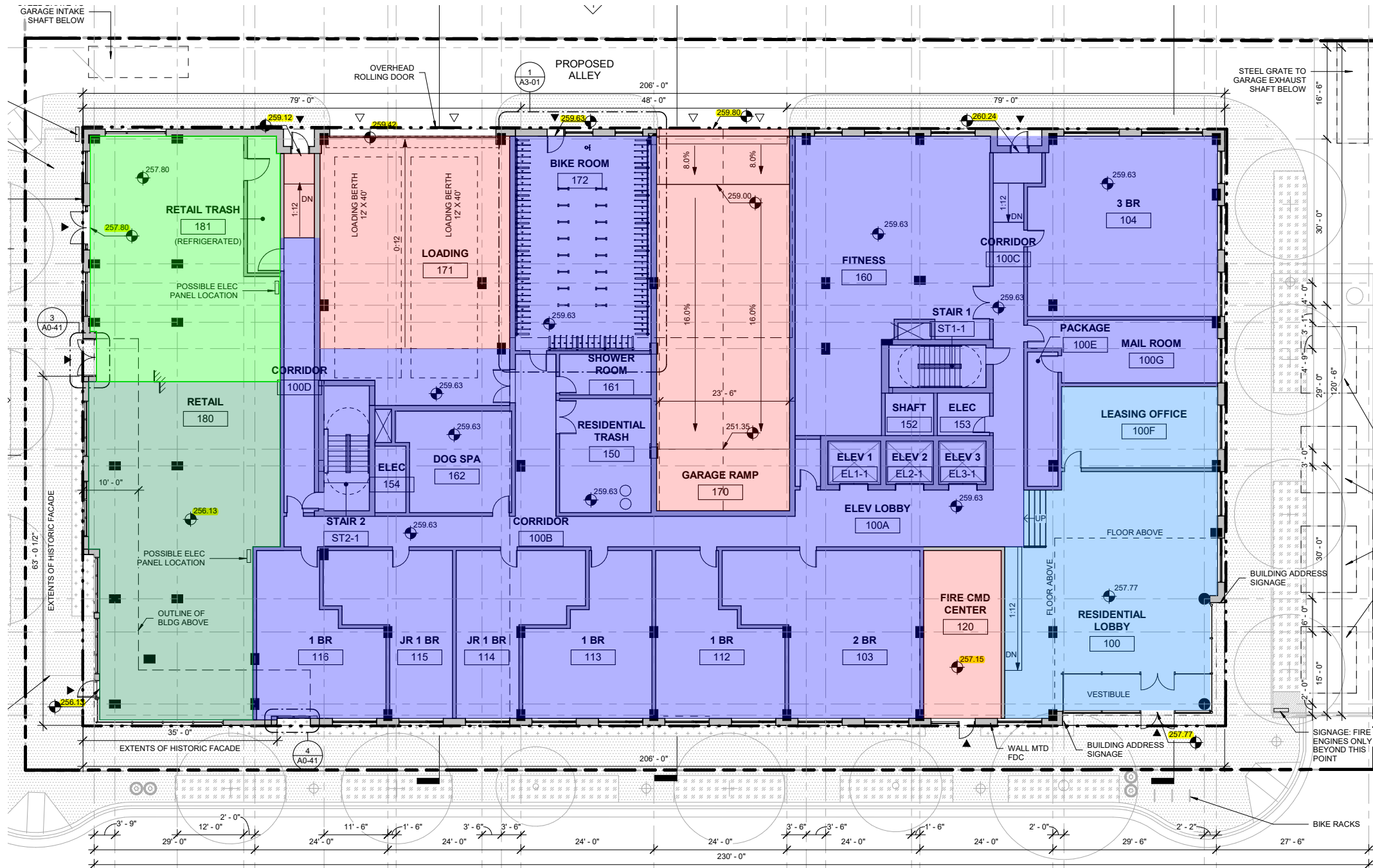
**10TH & IRVING (JOYCE MOTORS ASSEMBLAGE)**

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**NORTH IRVING SITE RENDERING**

ARLINGTON, VA • OCTOBER 13, 2022





LINE OF GROUND FLOOR SLABS

**SPRC #1 FEEDBACK:**

**GROUND LEVEL UNITS:**  
**SIDEWALK ACCESS NOT FEASIBLE DUE TO:**

- PARKING ACCESS CLEARANCE
- GRADES AROUND BUILDING
- FIRST FLOOR SLAB PLATES BY COLOR FOR REFERENCE

**SHIFTING RETAIL ALONG N IRVING STREET:**

- 10TH ST N IS AN ESTABLISHED RETAIL CORRIDOR

**BUILDING WARMTH:**

- SHADOWS, TEXTURE, AND BIOPHILIA CREATING VISUAL INTEREST AND ENHANCING THE PEDESTRIAN EXPERIENCE

**CORNER LOBBY DESIGN:**

- RECESSED CURTAIN WALL LOBBY FACADES CREATE WIDER VIEW ANGLES AT THE STREET INTERSECTION, GREATER CIRCULATION VISIBILITY, WIDER SIDEWALKS, AND MAXIMUM TRANSPARENCY







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# N IRVING STREETSCAPE RENDERING

ARLINGTON, VA • OCTOBER 13, 2022





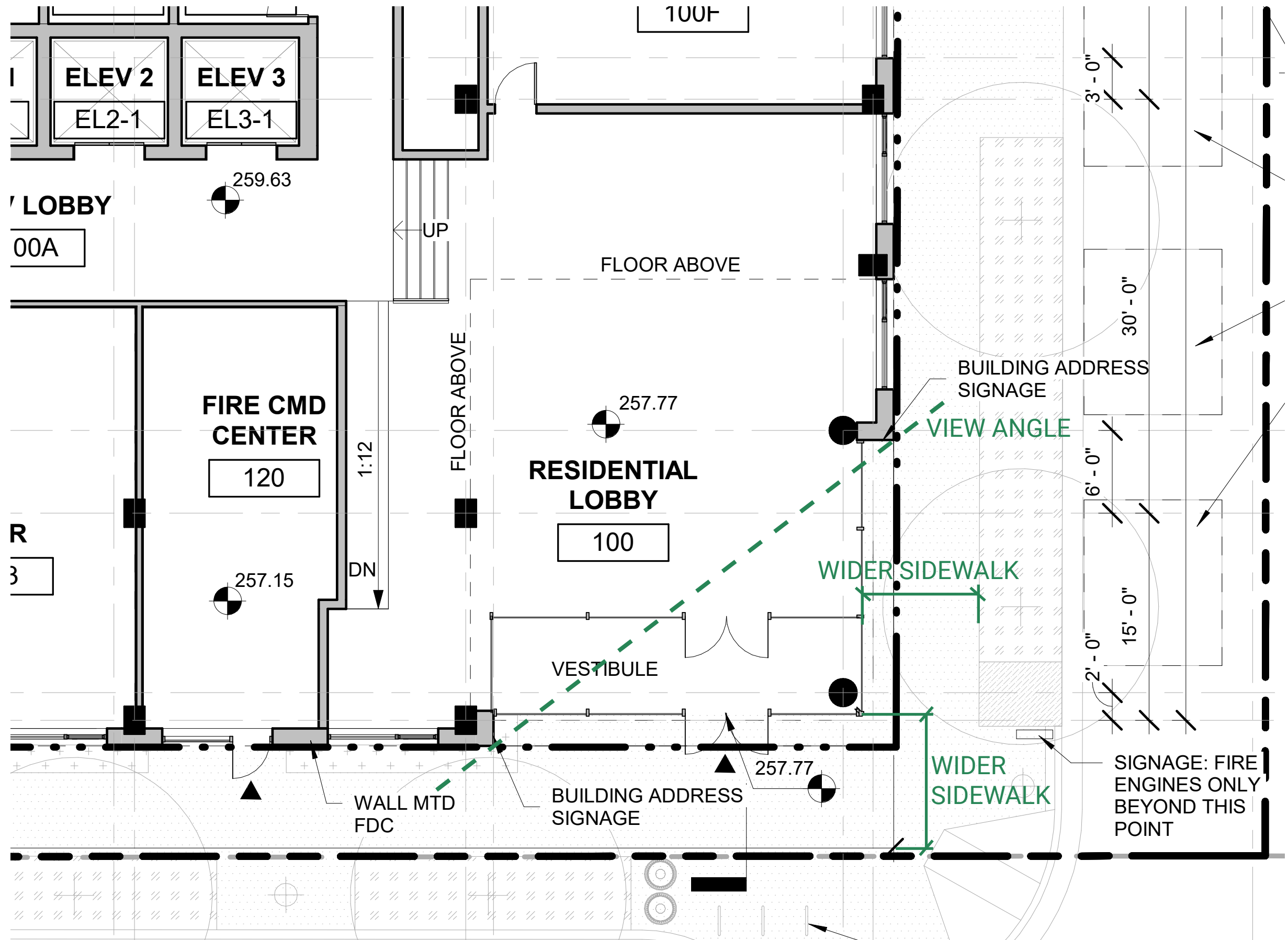
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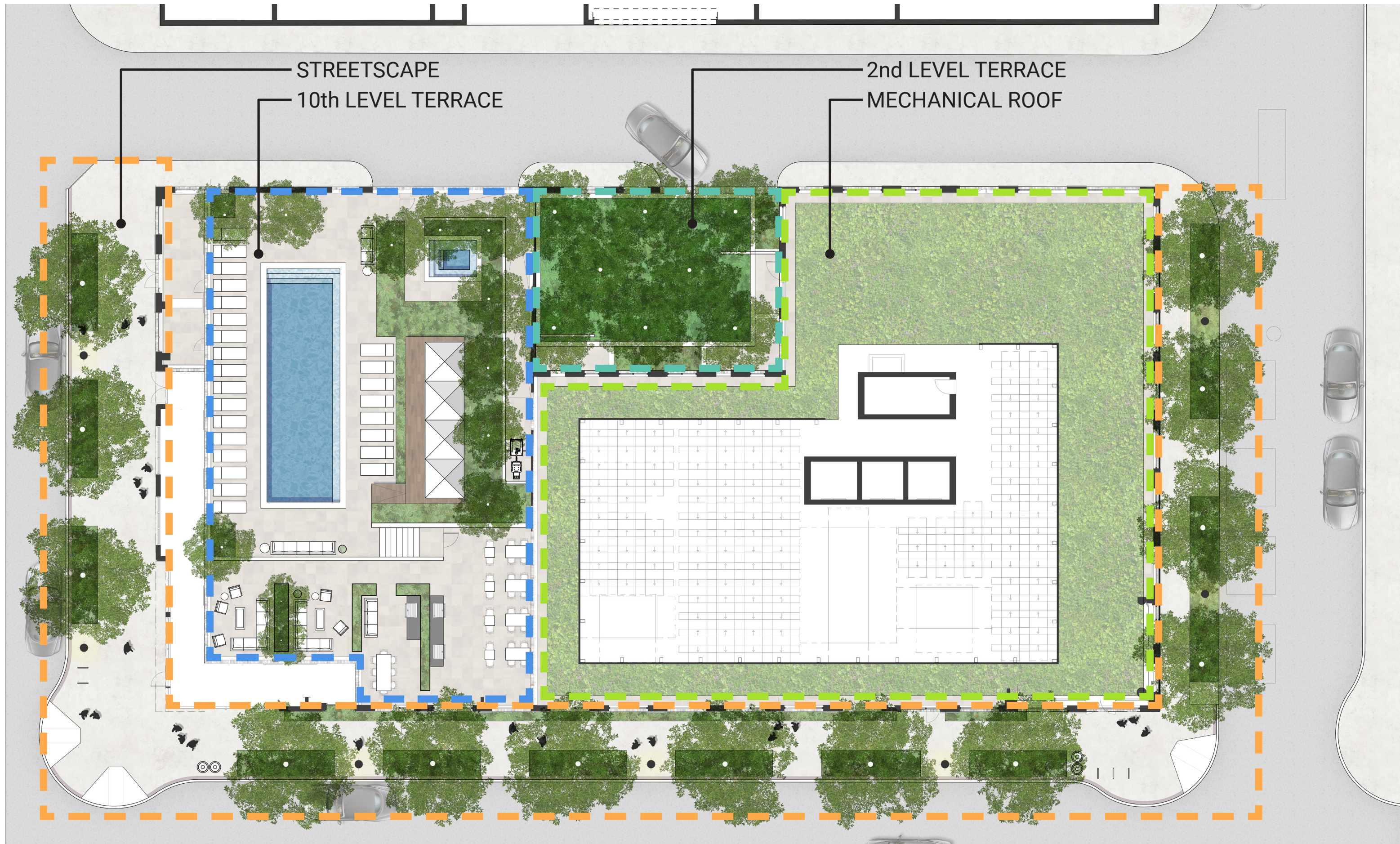
# RESIDENTIAL LOBBY ENTRANCE RENDERING

ARLINGTON, VA • OCTOBER 13, 2022









STREETSCAPE  
10th LEVEL TERRACE

2nd LEVEL TERRACE  
MECHANICAL ROOF



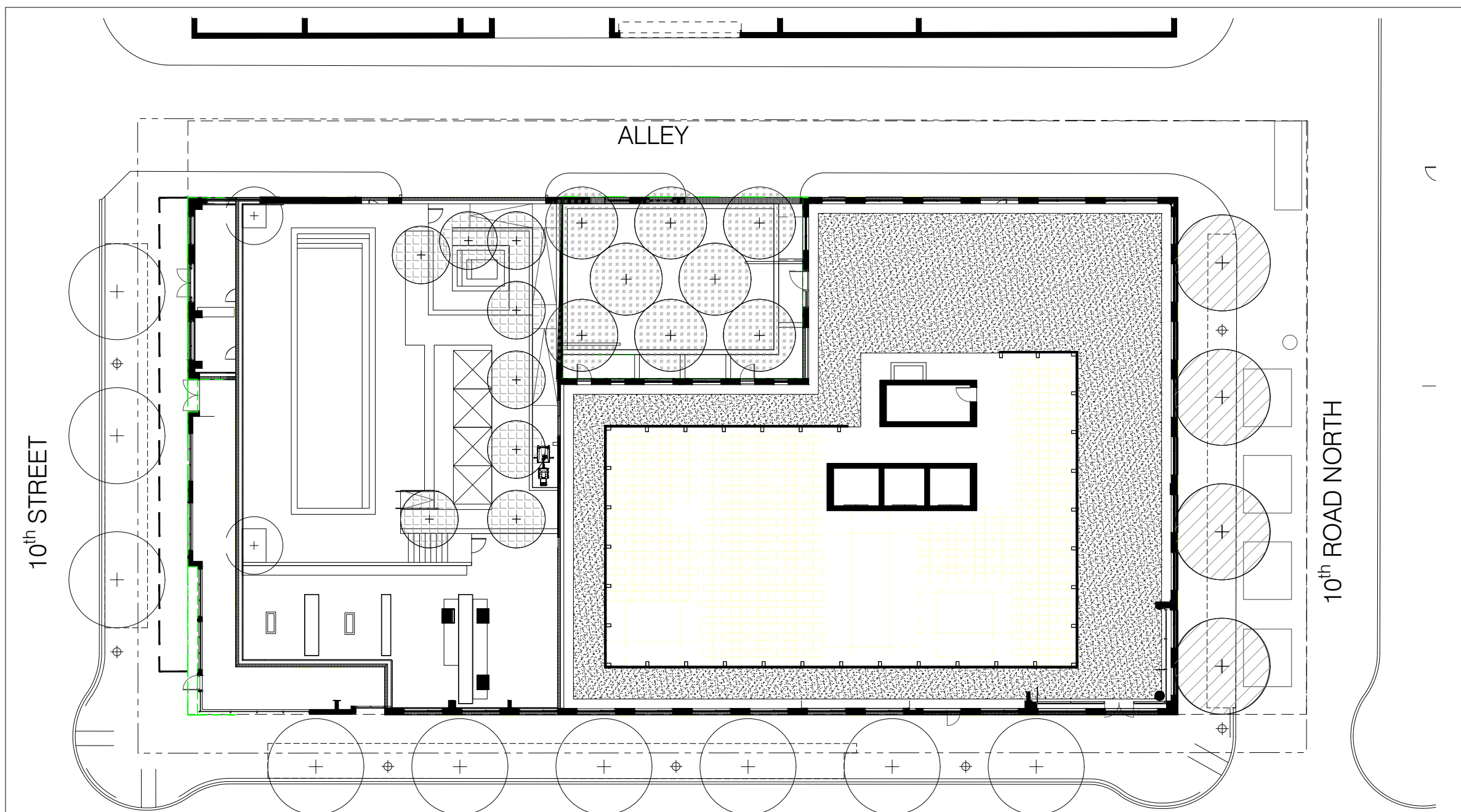
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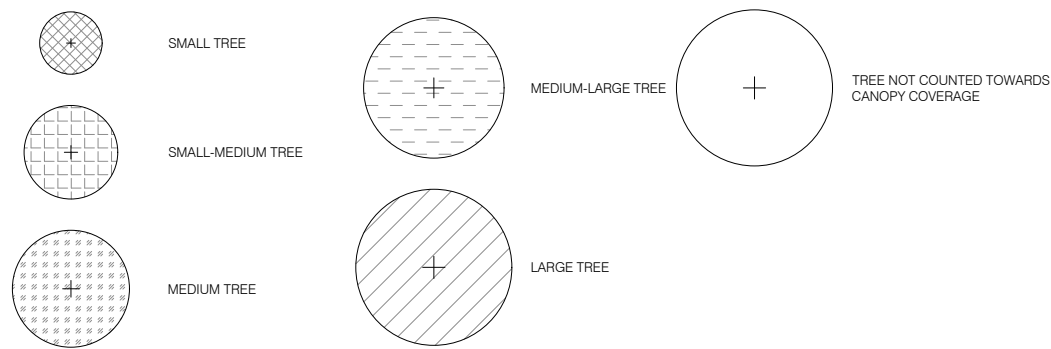
**LANDSCAPE PLAN**

ARLINGTON, VA • OCTOBER 13, 2022





LEGEND



TREE REPLACEMENT REQUIREMENTS		
TREE REPLACEMENT REQUIRED (Refer to sheet C8.1 for Tree Preservation Plan)		26
	Trees provided on site	Replacement Value
Shade Trees (1:1 ratio)	4	4.00
Ornamental Trees (3:1 ratio)	16	5.33
	<b>Total</b>	<b>9.33</b>

TREE CANOPY COVER REQUIREMENTS		
GROSS SITE AREA (SF)		26489
PROPOSED ZONING		R/RA
TREE CANOPY REQUIRED (SF)		3973
TREE CANOPY PROVIDED (SF)		4425
Total Site Area		32103
Proposed Public Easements Subtracted		5614
Canopy Coverage Site Area		26489

TREE CANOPY PROVIDED			
	QTY.	20 YEAR COVERAGE (SF)	TOTAL
LARGE TREES	315	0	0
NATIVE LARGE TREES	4	393.75	1575
MEDIUM-LARGE TREES		250	0
NATIVE MEDIUM-LARGE TREES		312.5	0
MEDIUM TREES		175	0
NATIVE MEDIUM TREES	8	218.75	1750
SMALL-MEDIUM TREES		110	0
NATIVE SMALL-MEDIUM TREES	8	137.5	1100
SMALL TREES	0	50	0
	<b>Total</b>		<b>4425</b>

APPROVAL STAMPS:

**NOT FOR CONSTRUCTION**

No.	Date	Description
5	8.08.22	4.1 SUBMISSION #5
4	04.29.22	4.1 SUBMISSION #4
3	04.20.20	4.1 SUBMISSION #3
2	03.12.20	PRELIM 4.1 SUBMISSION #2
1	10.01.19	PRELIM 4.1 SUBMISSION #1

**SUBMISSIONS & REVISIONS**

OWNER

**ORR PARTNERS**  
1180 SUNRISE VALLEY DRIVE, #200  
RESTON, VA 20191  
MAIN: 703.289.2100  
FAX: 703.289.2101  
WWW.ORRPARTNERS.COM

CIVIL

**BOWMAN CONSULTING**  
13461 SUNRISE VALLEY DRIVE, #500  
HERNDON, VA 20151  
MAIN: 703.464.1000  
FAX: 703.461.9720  
WWW.BOWMANCONSULTING.COM

ARCHITECT

**ANTUNOVICH ASSOCIATES**  
1144 3RD STREET NE  
WASHINGTON, DC 20002  
MAIN: 202.540.1144  
WWW.ANTUNOVICH.COM

LANDSCAPE

**OCULUS**  
1611 CONNECTICUT AVE. NW  
WASHINGTON, DC 20009  
MAIN: 202.598.4544  
WWW.OCULUS.INFO

TRAFFIC

**WELLS & ASSOCIATES**  
1420 SPRING HILL ROAD, #610  
TYSONS, VA 22102  
MAIN: 703.917.6620  
FAX: 703.917.0739  
WWW.WELLSANDASSOCIATES.COM

LAND USE

**WALSH COLUCCI LUBELEY & WALSH**  
2200 CLARENDON BLVD, #1300  
ARLINGTON, VA 22201  
MAIN: 703.528.4700  
FAX: 703.528.3197  
WWW.THELANDLAWYERS.COM

PROJECT LOCATION

**10TH & IRVING**  
1000 N. IRVING ST  
ARLINGTON, VA 22201

DRAWING TITLE

**TREE COVERAGE CALCULATIONS**

SCALE: 1" = 10'

DATE: 08.08.22

DRAWN BY: AH

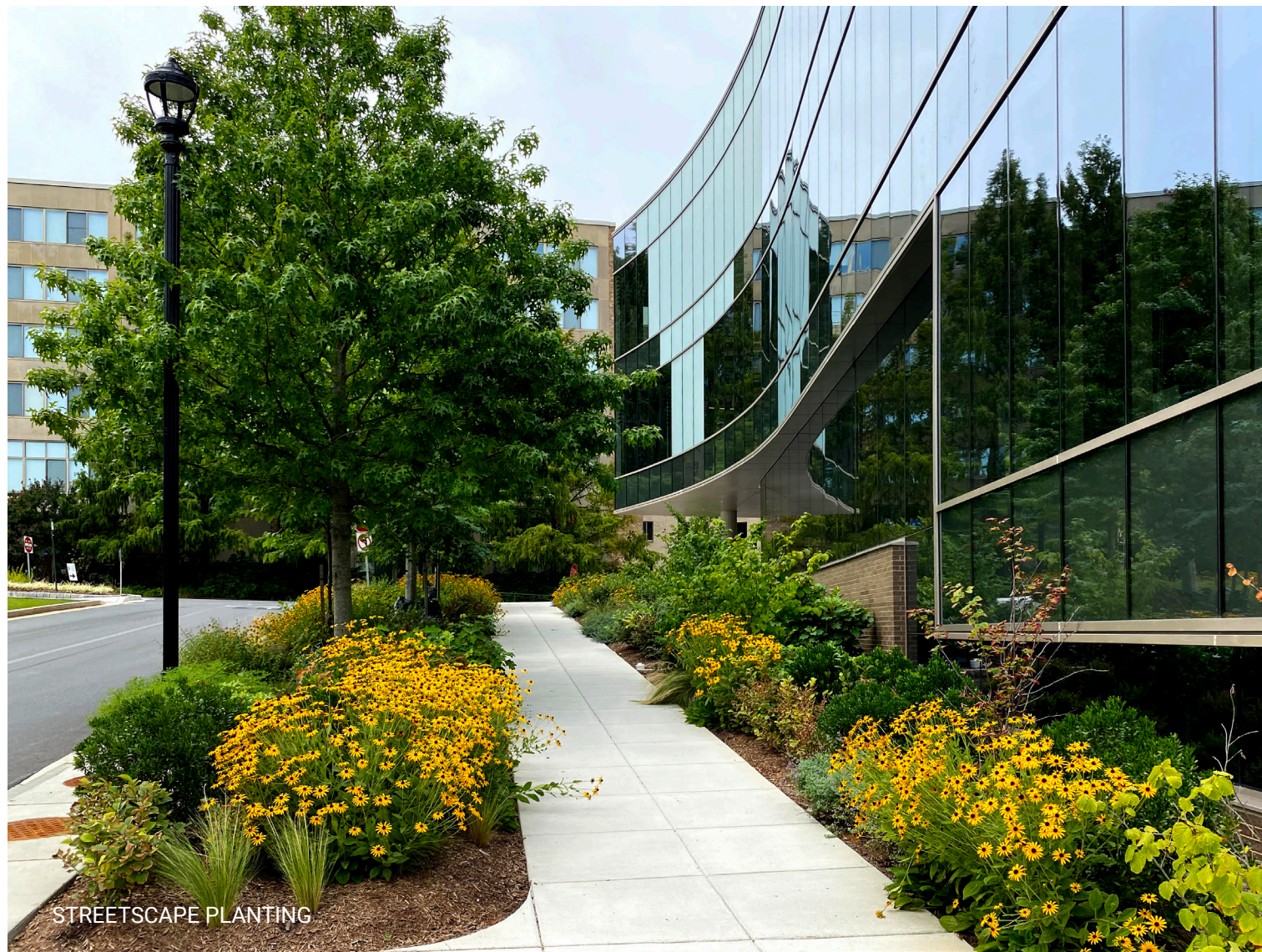
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PROJECT NO: W1909

DRAWING NO: **L2.1**

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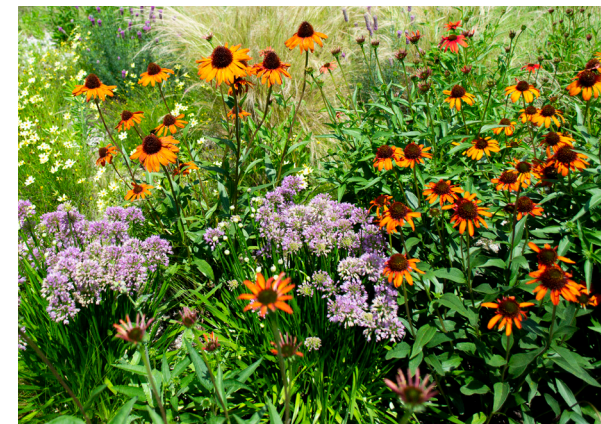




STREETSCAPE PLANTING



BIORETENTION PLANTING



ROOF TERRACE PLANTING







LEED for Homes v4: Multifamily Mid-Rise

10th & Irving

October 13, 2022



**2 0 0 Integrative Process** Possible Points: 2

Y	?	N			
2			Credit	Integrative Process	

**14 1 0 Location and Transportation** Possible Points: 15

Y	?	N			
Y			Prereq	Floodplain Avoidance	Required
7	1		Credit	Site Selection	8
3			Credit	Compact Development	3
2			Credit	Community Resources	2
2			Credit	Access to Transit	2

**4 3 0 Sustainable Sites** Possible Points: 7

Y	?	N			
Y			Prereq	Construction Activity Pollution Prevention	Required
Y			Prereq	No Invasive Plants	Required
2			Credit	Heat Island Reduction	2
	3		Credit	Rainwater Management	3
2			Credit	Non-Toxic Pest Control	2

**5 2 5 Water Efficiency** Possible Points: 12

Y	?	N			
Y			Prereq	Water Metering	Required
5	2	5	Credit	Total Water Use	12

**20 7 11 Energy and Atmosphere** Possible Points: 37

Y	?	N			
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Energy Metering	Required
Y			Prereq	Education of the Homeowner, Tenant or Building Manager	Required
19	4	7.5	Credit	Annual Energy Use	30
	2	3	Credit	Efficient Hot Water Distribution	5
1	1		Credit	Advanced Utility Tracking	2

**3.5 1 4.5 Materials and Resources** Possible Points: 9

Y	?	N			
Y			Prereq	Certified Tropical Wood	Required
Y			Prereq	Durability Management	Required
1			Credit	Durability Management Verification	1
0.5	1	3.5	Credit	Environmentally Preferable Products	5
2		1	Credit	Construction Waste Management	3

**7 3.5 7.5 Indoor Environmental Quality** Possible Points: 18

Y	?	N			
Y			Prereq	Ventilation	Required
Y			Prereq	Combustion Venting	Required
Y			Prereq	Garage Pollutant Protection	Required
Y			Prereq	Radon-Resistant Construction	Required
Y			Prereq	Air Filtering	Required
Y			Prereq	Environmental Tobacco Smoke	Required
Y			Prereq	Compartmentalization	Required
1	2		Credit	Enhanced Ventilation	3
	0.5	1.5	Credit	Contaminant Control	2
1		2	Credit	Balancing of Heating and Cooling Distribution Systems	3
		3	Credit	Enhanced Compartmentalization	3
2			Credit	Enhanced Combustion Venting	2
1			Credit	Enhanced Garage Pollutant Protection	1
1	1	1	Credit	Low Emitting Products	3
1			Credit	No Environmental Tobacco Smoke	1

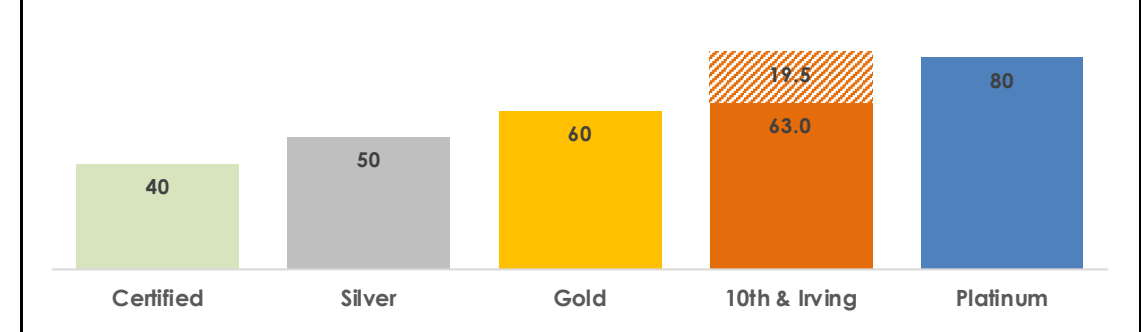
**5 1 0 Innovation** Possible Points: 6

Y	?	N			
4	1		Credit	Innovation	5
1			Credit	LEED AP Homes	1

**3 1 0 Regional Priority Credits** Possible Points: 4

Y	?	N			
1			Credit	Site Selection (5pts)	1
1			Credit	Community Resources	1
	1		Credit	Rainwater Management	1
1			Credit	Access to Transit (2 pts)	1

**63 19.5 28** Possible Points: 110



**Note:**  
 - min 8 points total in LT and EA required  
 - min 3 points in WE required  
 - min 3 points in EQ required





# Sustainability - Project Commitments

- LEED Gold
- 15% Energy Cost Savings
- Energy Benchmarking
- Refrigerant Leakage
- Biophilia
- EV Charging Stations - 4% stations / 15% EV-ready
- Energy Star Score of 75
- WaterSense Fixtures





# Transit Facilities



Bus Stop Location



Metro Stop Location

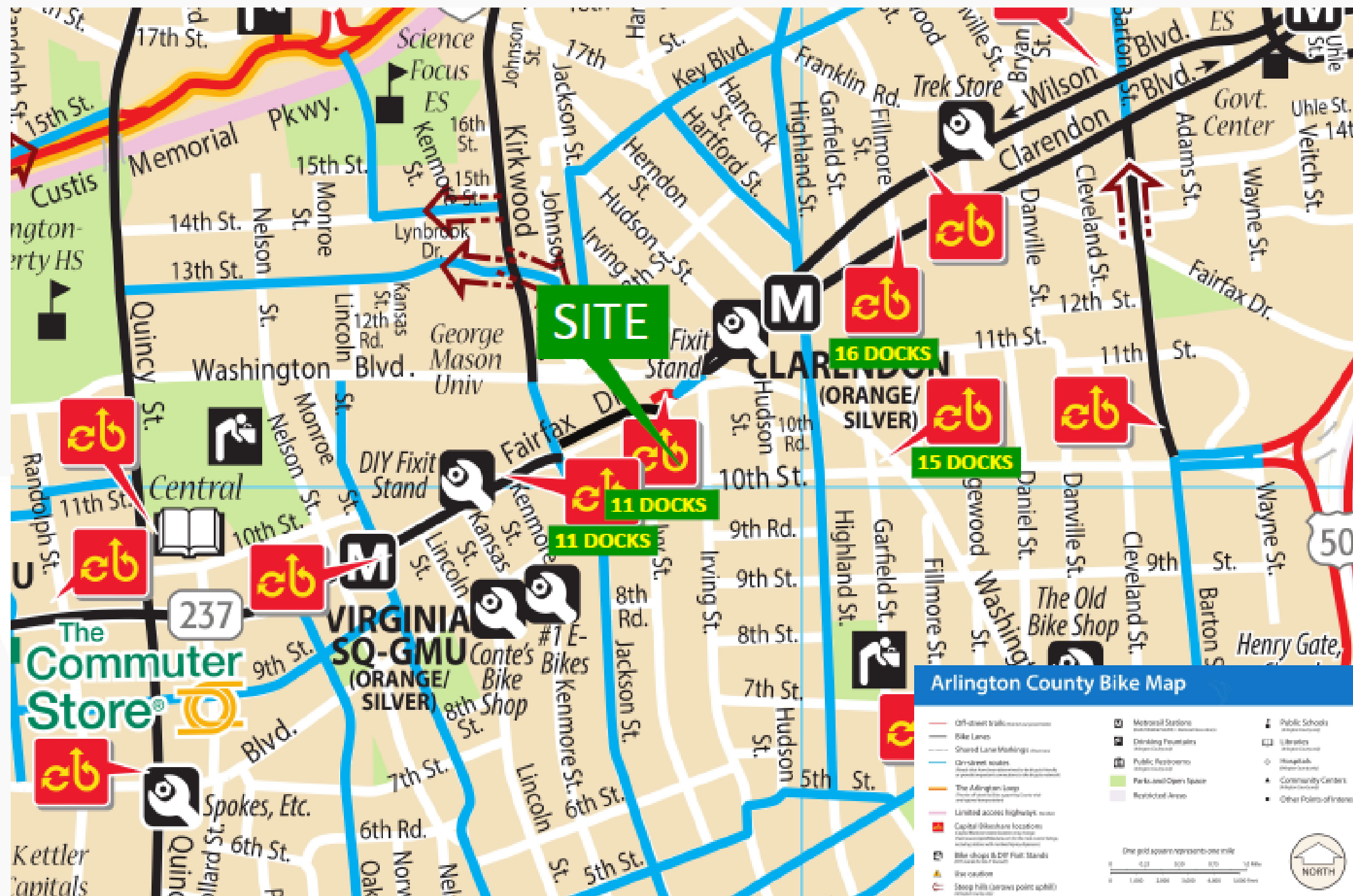
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# Nearby Bicycle Facilities



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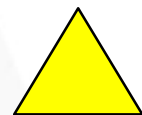
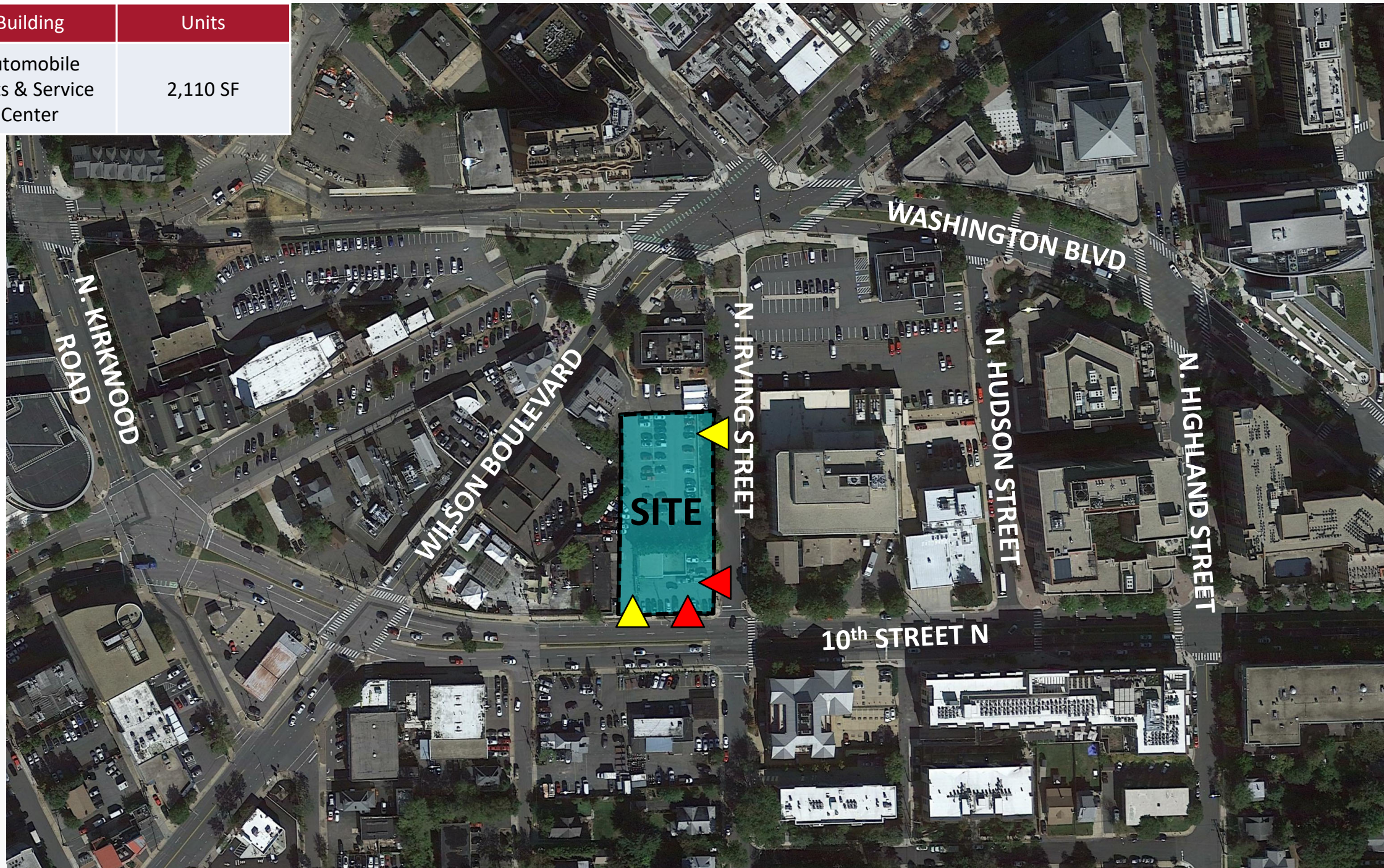




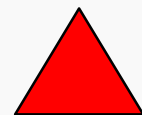
# Existing Site Access & Density



Existing Site	
Building	Units
Automobile Parts & Service Center	2,110 SF



Vehicular Access



Closed Curb Cuts

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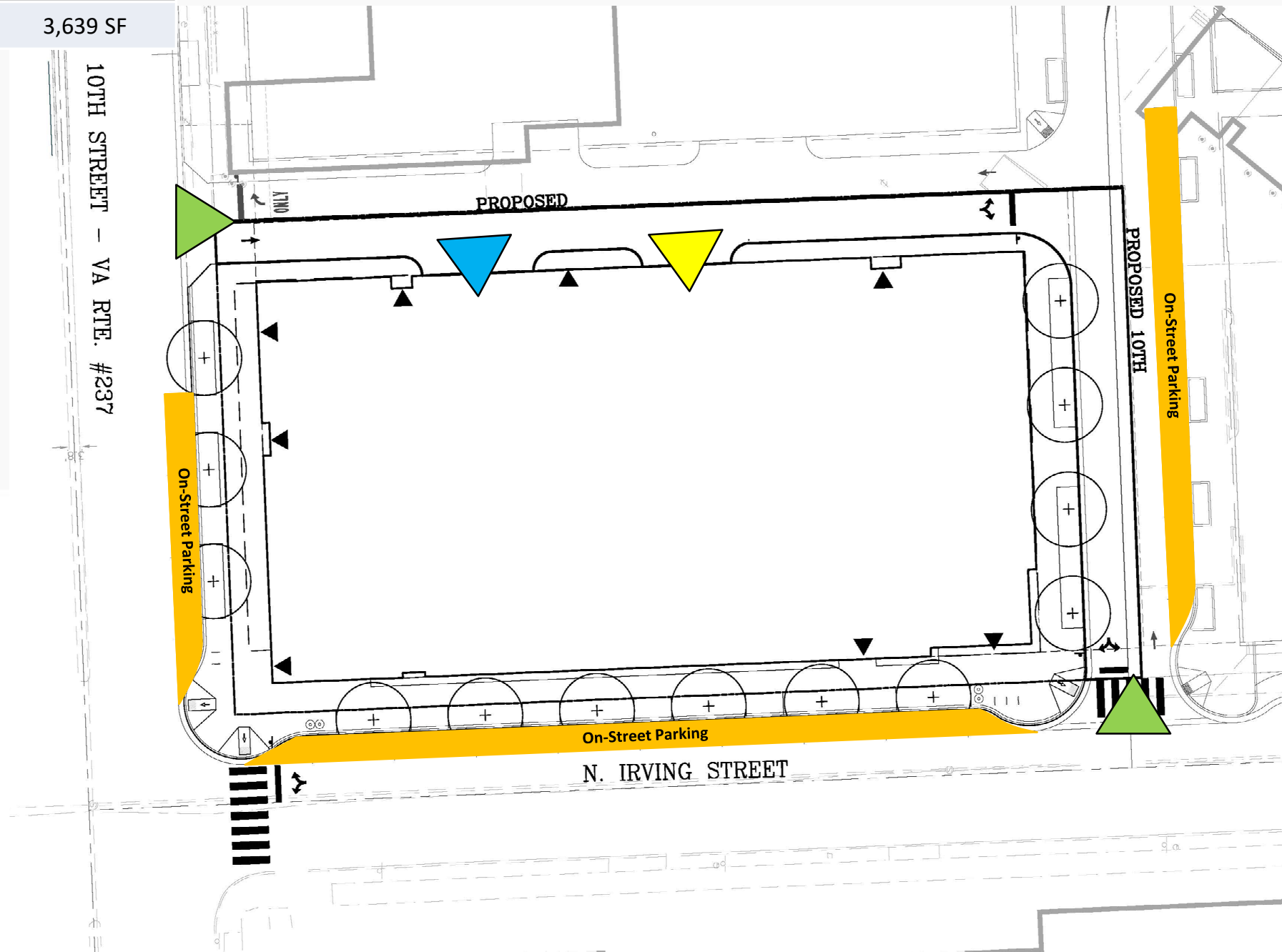




# Proposed Site Access & Plan



Building	Units
Residential	241 DU
Retail	3,639 SF



Site Access



Garage Access



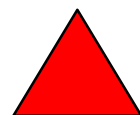
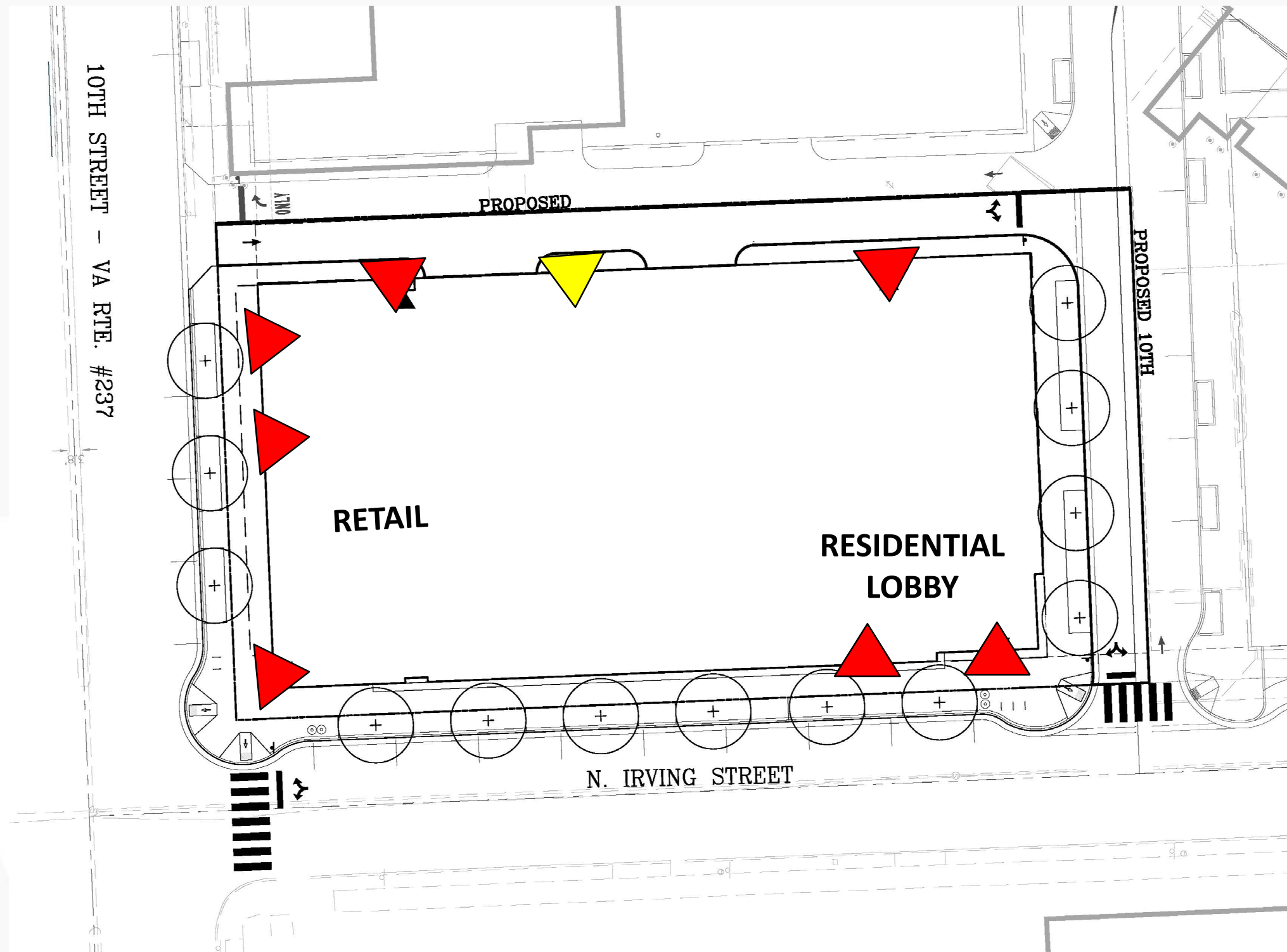
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# Pedestrian Site Access



Pedestrian Access



Bike Room Access

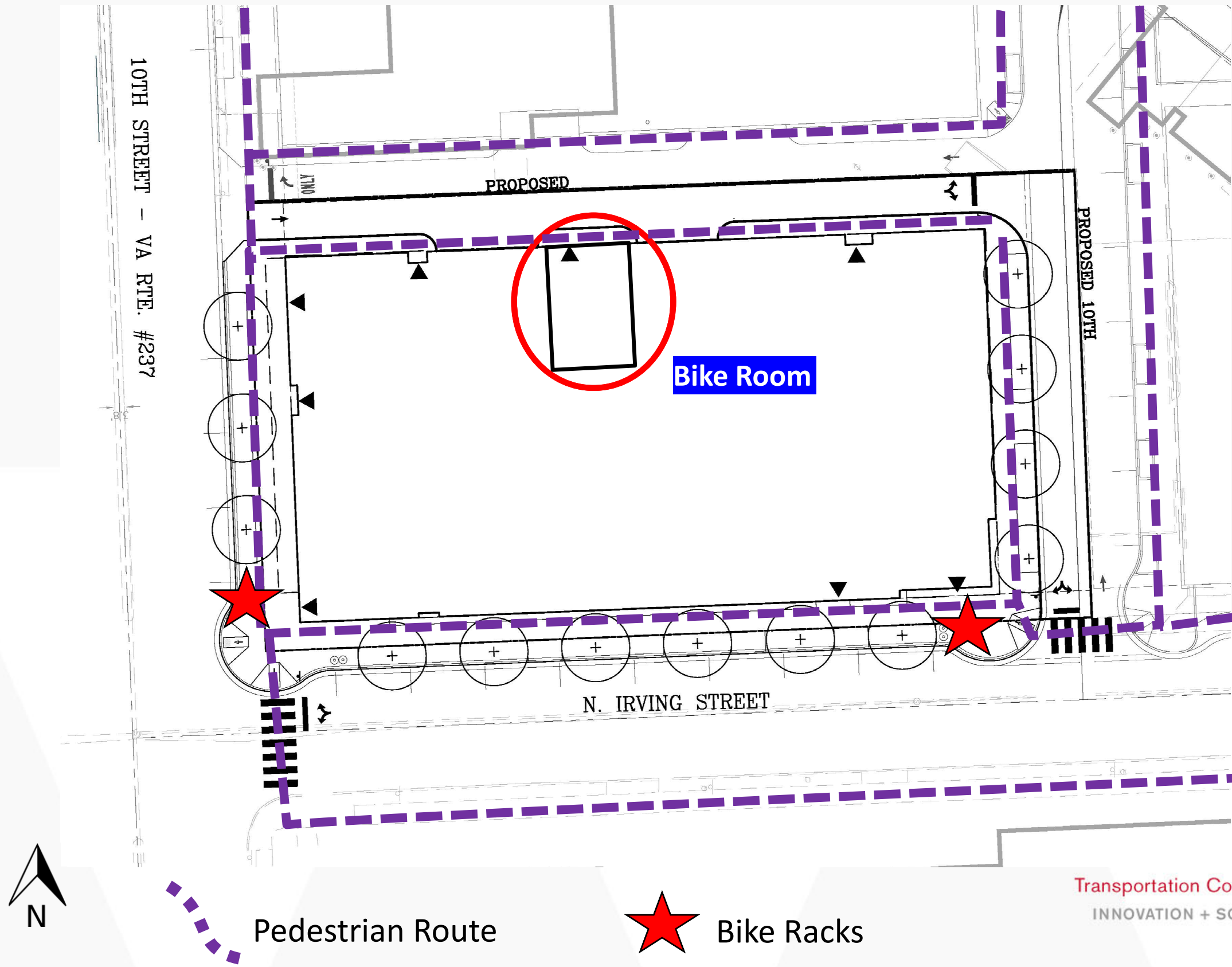
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# Pedestrian Circulation with Development



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# Multimodal Traffic Assessment (MMTA)



## Existing Conditions

- 12 study intersections.
  - MMTA scoped with Arlington County DES staff
- Study intersections currently operate at acceptable overall LOS “C” or better during AM & PM peak hours.

## Development Program & Trip Generation

Existing: 2,110 SF Automobile Parts & Service Center

- Vehicle Site Trips: 4 AM & 5 PM peak hour trips.

Proposed: 241 dwelling units; 3,639 SF Retail

- Vehicle Site Trips: 33 AM & 39 PM peak hour trips.

***Net increase of 29 AM peak hour trips and 34 PM peak hour trips.***



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# Multimodal Traffic Assessment (MMTA) Continued



## Future Traffic Forecasts (2024)

- Future traffic forecasts include 4 pipeline developments & 0.5 percent growth.
  - Market Common Clarendon Phase II
  - 1122 N. Kirkwood Road (Washington Boulevard at Kirkwood)
  - Clarendon West (Red Top Cab Properties)
  - 3445 Washington Boulevard American Legion APAH

## Summary of Results/Improvements

- Study intersections would continue operate consistent with the existing network overall LOS “C” or better during each study period.
- Proposed grid connection of 10<sup>th</sup> Rd N. and multimodal streetscape enhancements would improve network circulation.



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# Preliminary Transportation Demand Management Plan



## Participation and Funding

- Designate a Property Transportation Coordinator
- Participate in regionally sponsored traffic mitigation promotions
- Assist the County in implementing a transit-advertising program

## Facilities and Improvements

- Transportation information display in the building lobby
- Bicycle parking/storage facilities in the building

## Promotions, Services, and Policies

- Owner will fund one time, per person, for free to each new residential lessee and employee of the residential building the choice of one of the following:
  - A SmarTrip card or successor fare medium
  - A one year bikeshare membership
  - A one year carshare membership
- Distribute new-resident packages
- Reference to the Courthouse Metro Station and bus routes in all promotional materials and advertisements
- Participate in regionally sponsored traffic mitigation promotions

## Performance and Monitoring

- Owner shall reimburse County for, and participate in, transportation performance monitoring studies
- Submit an annual report to County describing TDM related activities

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# Parking and Loading Summary



Vehicular Parking		
Building	Parking Supply	Parking Ratio
Residential	168 Spaces	.70 Space / DU
Retail	8 Spaces	1/455 Space / SF

*\* 4% minimum Electric Vehicle (EV) spaces with EV charging stations, 15% of spaces EV ready.*

Bicycle Parking		
	Required	Provided
Class 1	98 Spaces	100 Spaces
Class 3	6 Spaces	10 Spaces

Loading Summary		
	Required	Provided
Residential	2 Berths	1 Berth*
Retail	1 Berth	1 Berth

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# Nearby Parking Ratios



Nearby Vehicular Residential Parking			
Property Name	Year of Approval	Approved	Updated
Clarendon West (Red Top Cab)	2015	463 Spaces (0.79 sp/unit)	285 Spaces* (0.49 sp/unit)
10 <sup>th</sup> Street Flats	2014	146 Spaces (1.01 sp/unit)	146 Spaces (1.01 sp/unit)
AVERAGE		0.9 sp/unit	0.75 sp/unit

\*Amended in 2018.

Vehicular Parking (10 <sup>th</sup> & Irving)		
Building	Parking Supply	Parking Ratio
Residential	168 Spaces	0.70 Space / DU
Retail	8 Spaces	1/455 Space / SF

## 10<sup>th</sup> & Irving Parking

- 176 Parking spaces (168 for residents & 8 for retail)
- A portion of the residential spaces will be separated for visitors.
- Proposed residential parking ratio is 0.70 per unit, meeting the recommended minimum of 0.4 per unit
- Access to below grade parking garage provided along newly proposed Alley way.
- Three (3) levels of below grade parking.
- Transportation Demand Management Plan will reduce trips and encourage the use of alternative forms of transportation.

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An architectural rendering of a modern, multi-story building with large windows and a light-colored facade. In the foreground, there is a wide sidewalk with a green-painted crosswalk. Several people are walking on the sidewalk, and a car is visible on the street to the right. The scene is set in a bright, sunny environment with trees and landscaping.

**COMMUNITY BENEFITS:**

- UTILITY FUND CONTRIBUTION
- TRANSPORTATION DEMAND MANAGEMENT PLAN
- ARLINGTON COUNTY COMMUTER SERVICES CONTRIBUTION
- PUBLIC ART
- AFFORDABLE HOUSING CONTRIBUTION
- IMPLEMENTING SECTOR PLAN'S RECOMMENDED STREETSCAPES
- SUSTAINABLE DESIGN
- SIDEWALK, PEDESTRIAN, AND BICYCLE IMPROVEMENTS, AND MORE







**CONSTRUCTION SCHEDULE:**

- CONSTRUCTION NOTICE TO PROCEED - 12.1.2023
- COMPLETION OF EXCAVATION AND UTILITY WORK - 8.1.2024
- TOPPING OUT STRUCTURE - 1.1.2025
- COMPLETION OF EXTERIOR FACADE - 11.1.2025
- SUBSTANTIAL COMPLETION OF BUILDING - 2.1.2026





# THANK YOU!

**ORR  
PARTNERS**

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