

FORTIS

PROJECT TEAM

OWNER FORTIS
ARCHITECT COOPER CARRY
LANDSCAPE & CIVIL VIKA VIRGINIA
TRANSPORTATION WELLS + ASSOCIATES
SUSTAINABILITY COOPER CARRY & SBP
LAND-USE ATTORNEY
WALSH, COLUCCI, LUBELEY & WALSH PC

SPRC MEETING #2 AGENDA:

INTRODUCTION
PROJECT UPDATES
OPEN SPACE / LANDSCAPING / BIOPHILIA
TRANSPORTATION
SUSTAINABILITY
CONSTRUCTION TIMELINE
COMMUNITY BENEFITS

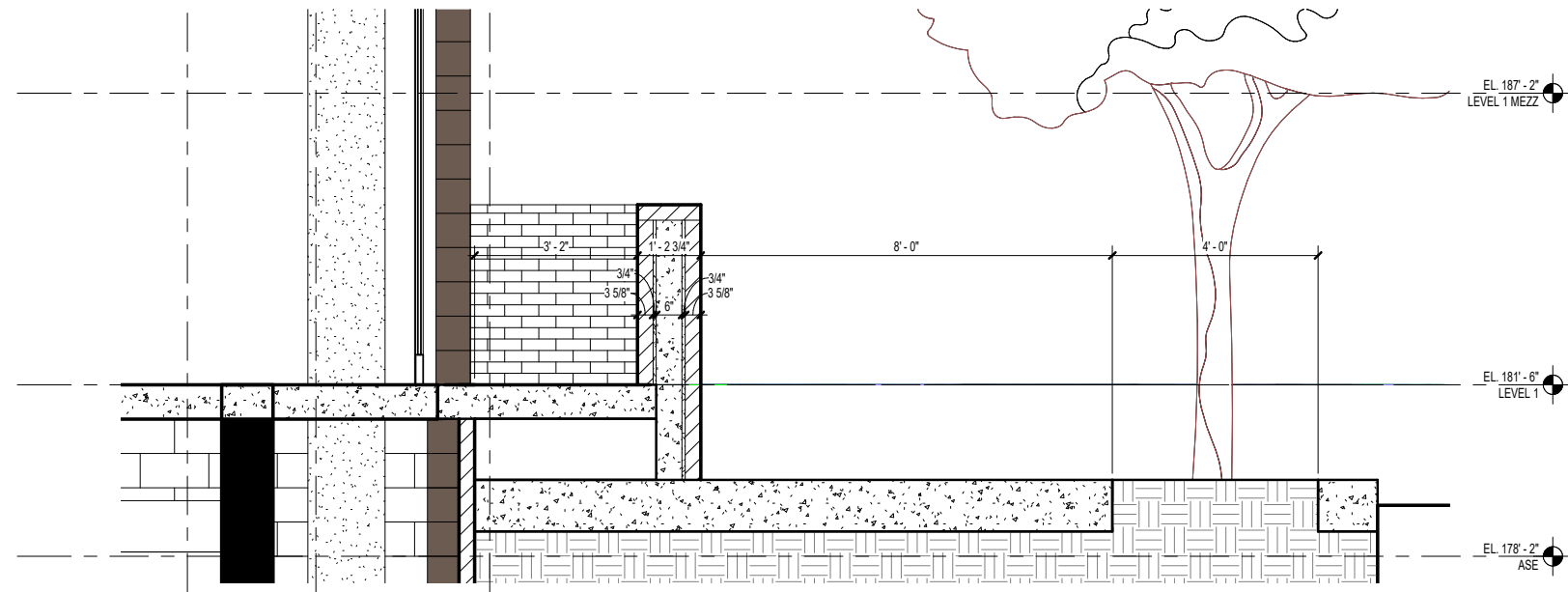


1840 WILSON BLVD.

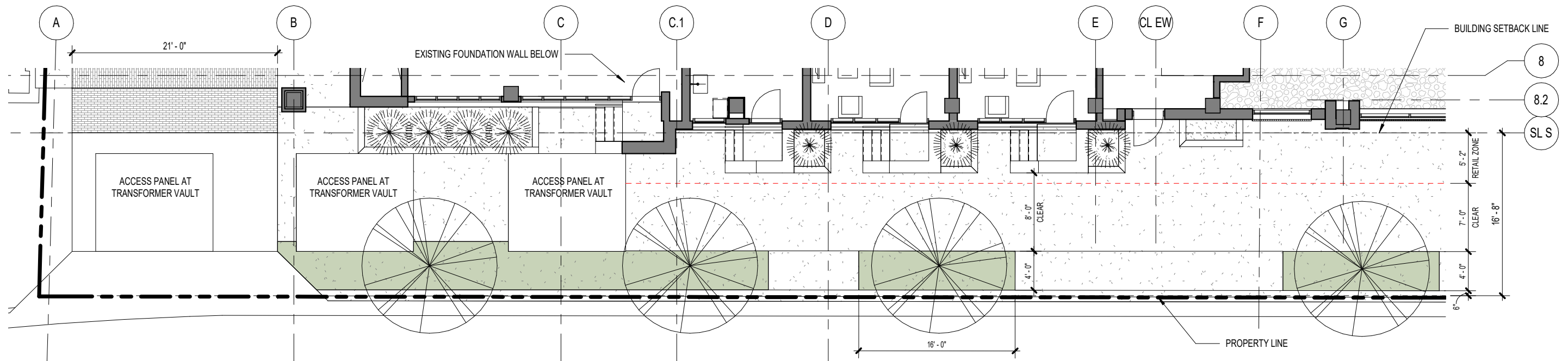
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NOTE: THIS IS THE CURRENT DESIGN AND IT IS BEING FURTHER DEVELOPED.

8FT CLEARANCE PROVIDED AT LOFT STOOPS



STOOP SECTION
SCALE: 1/2 = 1'-0"



STOOP PLAN - LEVEL 1
SCALE: 3/32 = 1'-0"

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COOPER CARRY



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Biophilia, n.

A human tendency to keep interact or be closely associated with other forms of life in nature: a desire or tendency to commune with nature.

A STREETScape ELEMENTS

The streetscape introduces lush, native vegetation, reminiscent of the region's natural landscapes, to an urban site that currently lacks any real connection to nature.



B PAVEMENT AND SURFACE TREAT-

Where possible, natural-material paver are being proposed to evoke nature in the ground-plane. These treatments help soften the unnatural aesthetic of concrete sidewalks.



C PLANTERS AND VERTICAL ELEMENTS

Raised planters and a green wall are proposed in various locations along the face of the building to bring plants closer to the residents. The building facade also integrates natural materials to evoke life in the project's vertical elements.



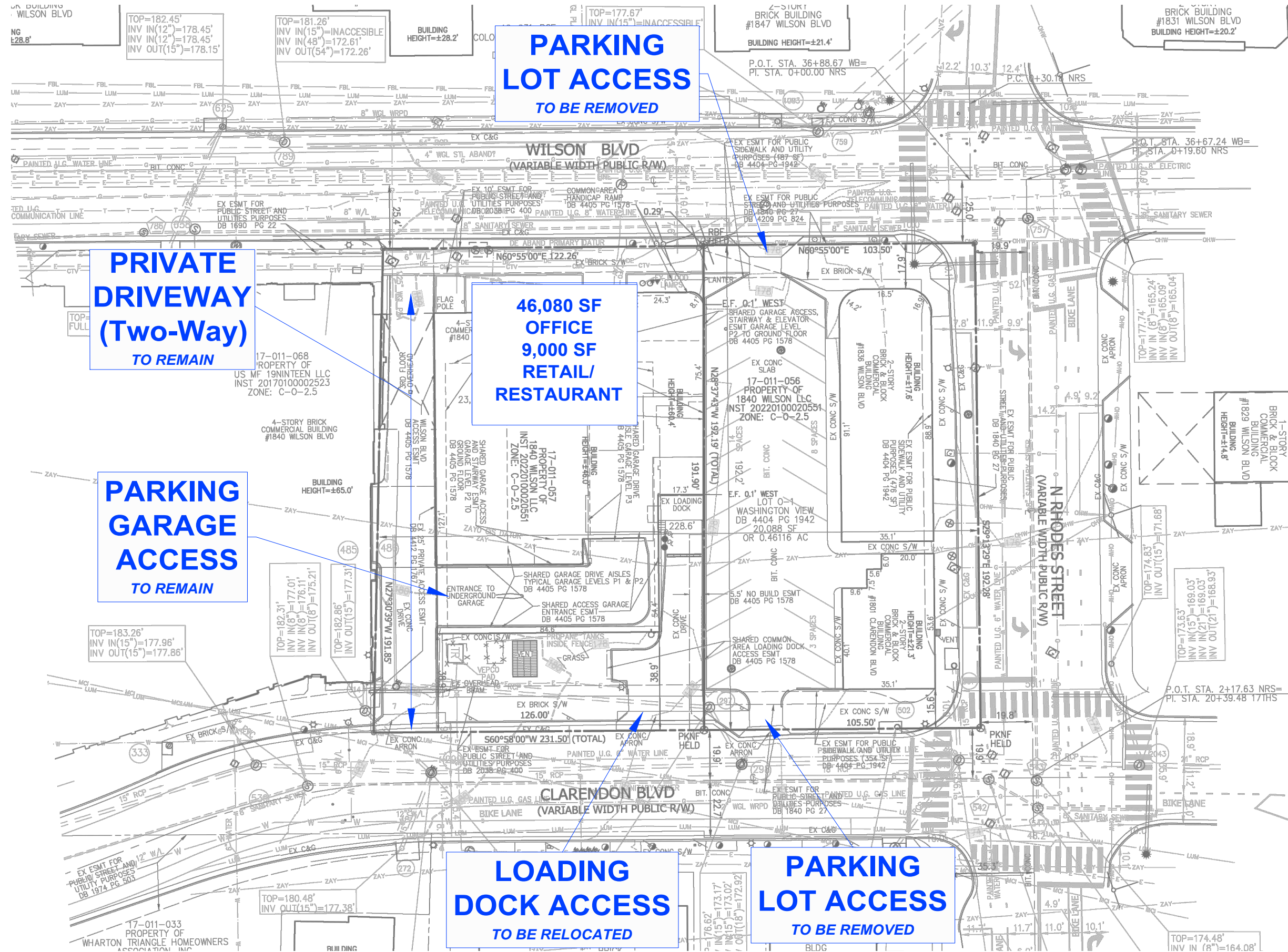
SCHEMATIC PLAN
ARLINGTON, VA



Date: 02-20-2024
Project #: 23009.002.00
Drawn/Checked: SA/JK

Notes:
1. This conceptual rendering is for illustrative purposes only.
2. Imagery obtained from Google Maps.

TRANSPORTATION - EXISTING CONDITIONS

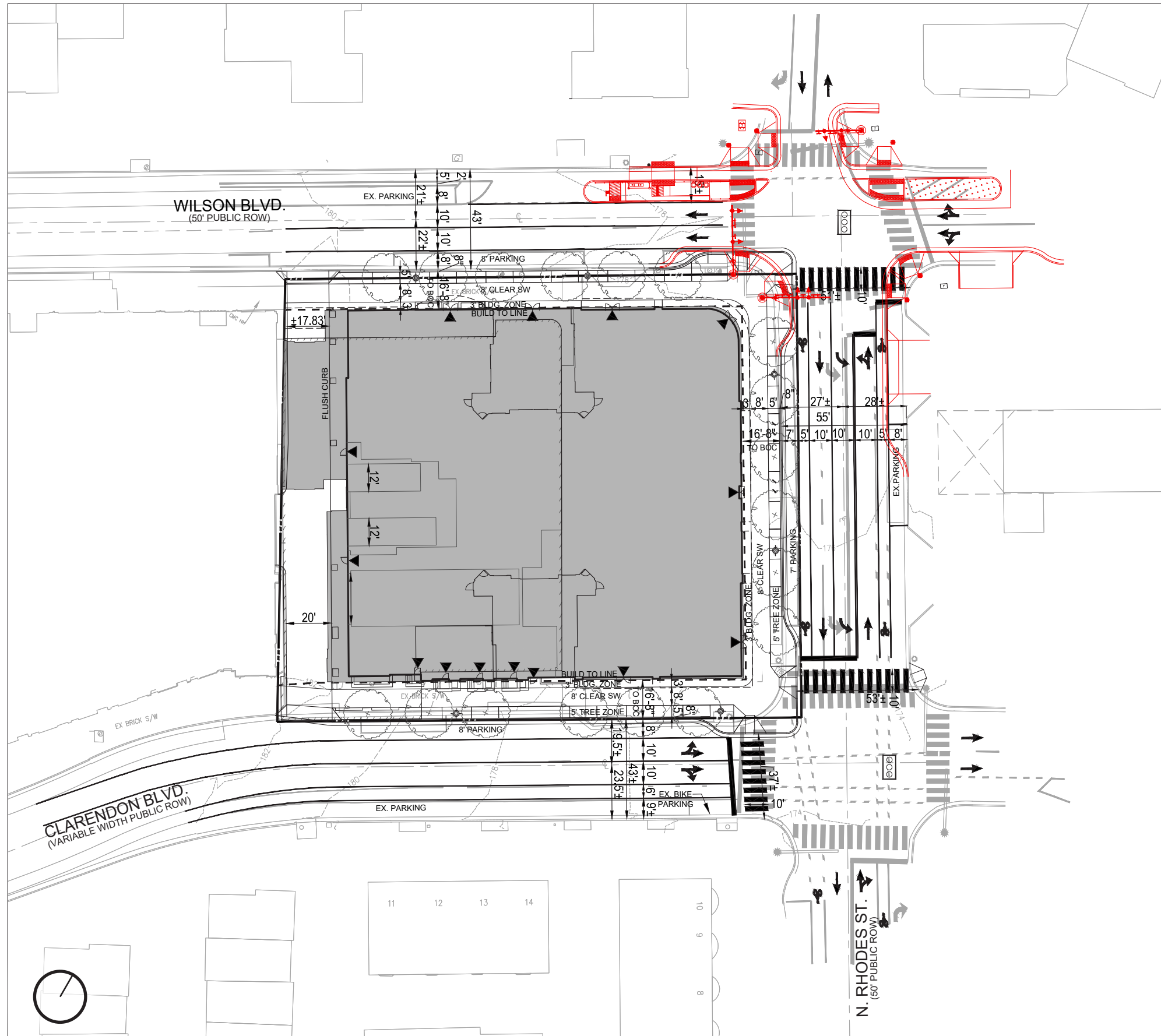


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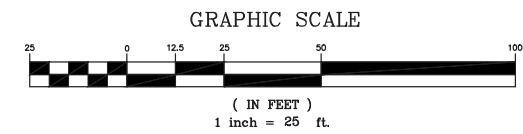
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TRANSPORTATION - IMPROVEMENTS EXHIBIT



LEGEND

-  PROPOSED BUILDING AT GRADE
-  PROPOSED BUILDING OVERHANG ABOVE
-  PROPOSED COUNTY IMPROVEMENTS
-  EXISTING SIGNALIZED INTERSECTION

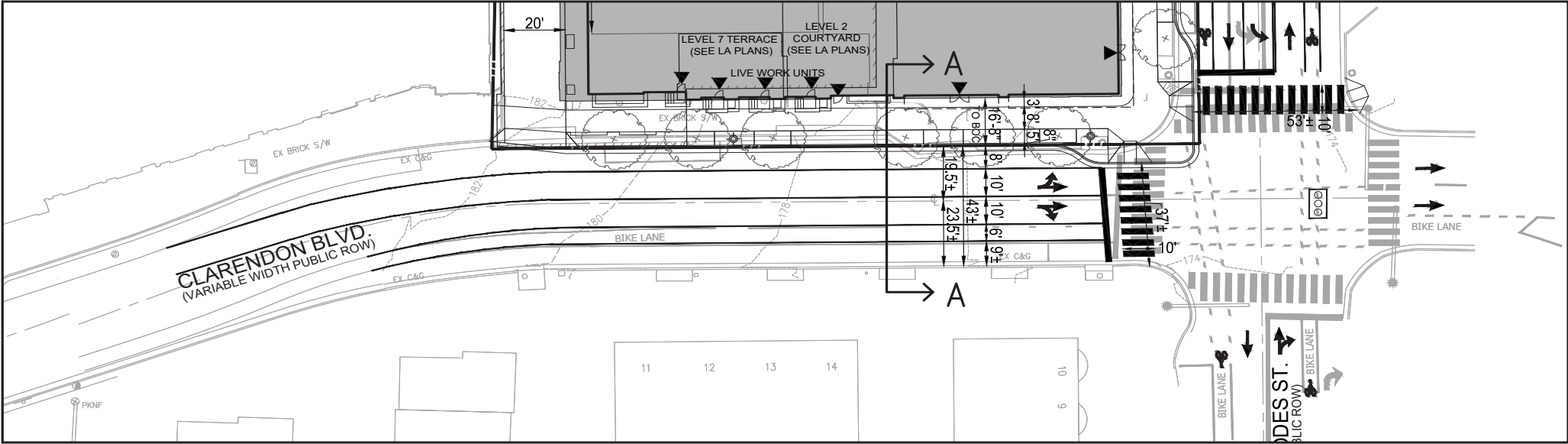


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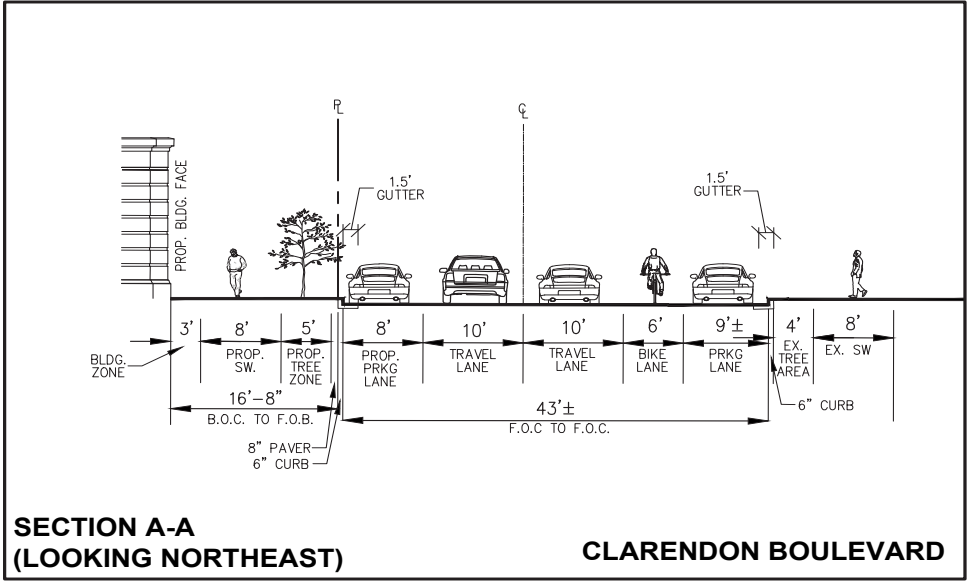
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TRANSPORTATION - CLARENDON BLVD.



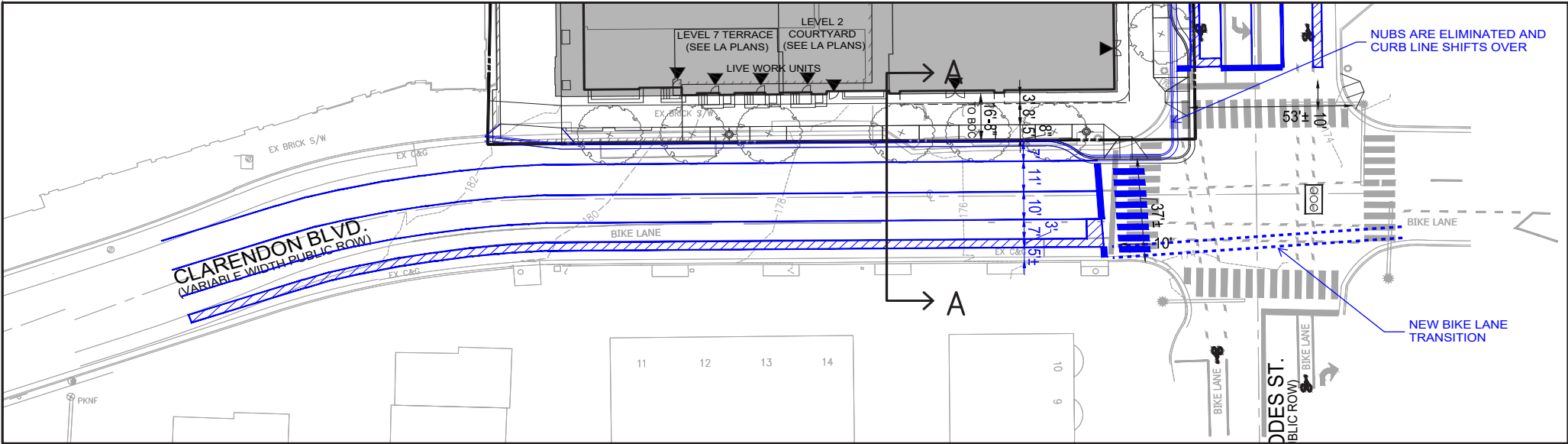
CURRENT ALIGNMENT



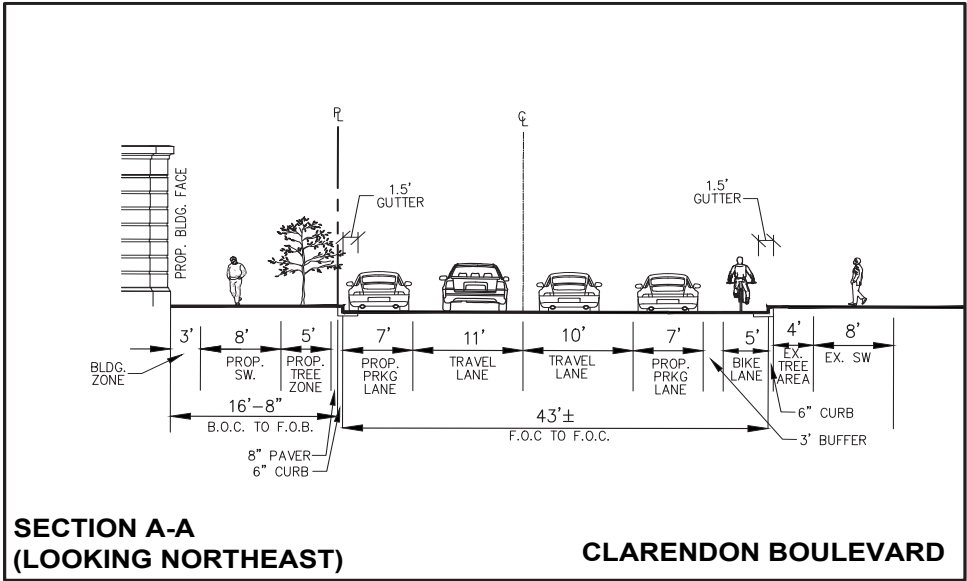
SECTION A-A
(LOOKING NORTHEAST)

CLARENDON BOULEVARD

CURRENT ALIGNMENT



ALTERNATE ALIGNMENT







SECTION A-A
(LOOKING NORTHEAST)

CLARENDON BOULEVARD

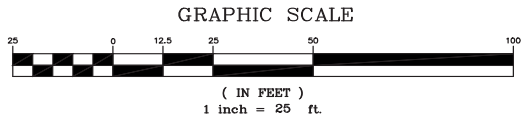
ALTERNATE ALIGNMENT

LEGEND

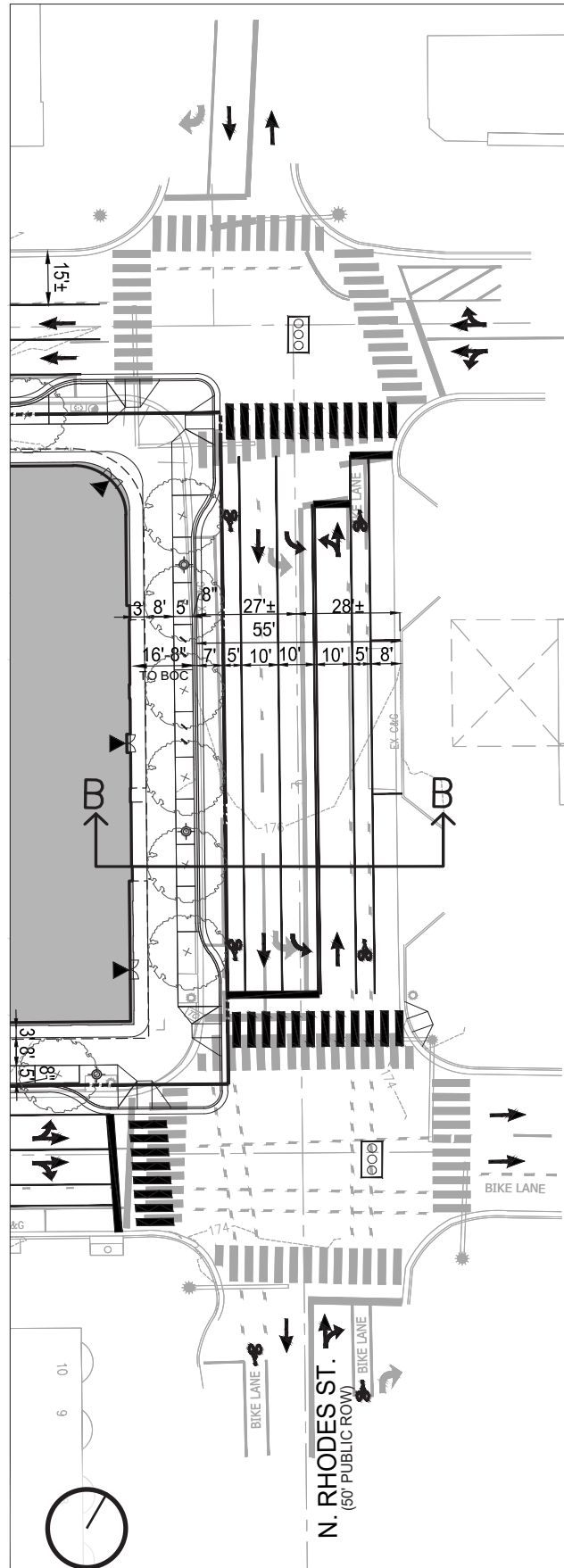
-  PROPOSED BUILDING AT GRADE
-  PROPOSED BUILDING OVERHANG ABOVE
-  POTENTIAL NEW LANE MARKINGS
-  EXISTING SIGNALIZED INTERSECTION

NOTE

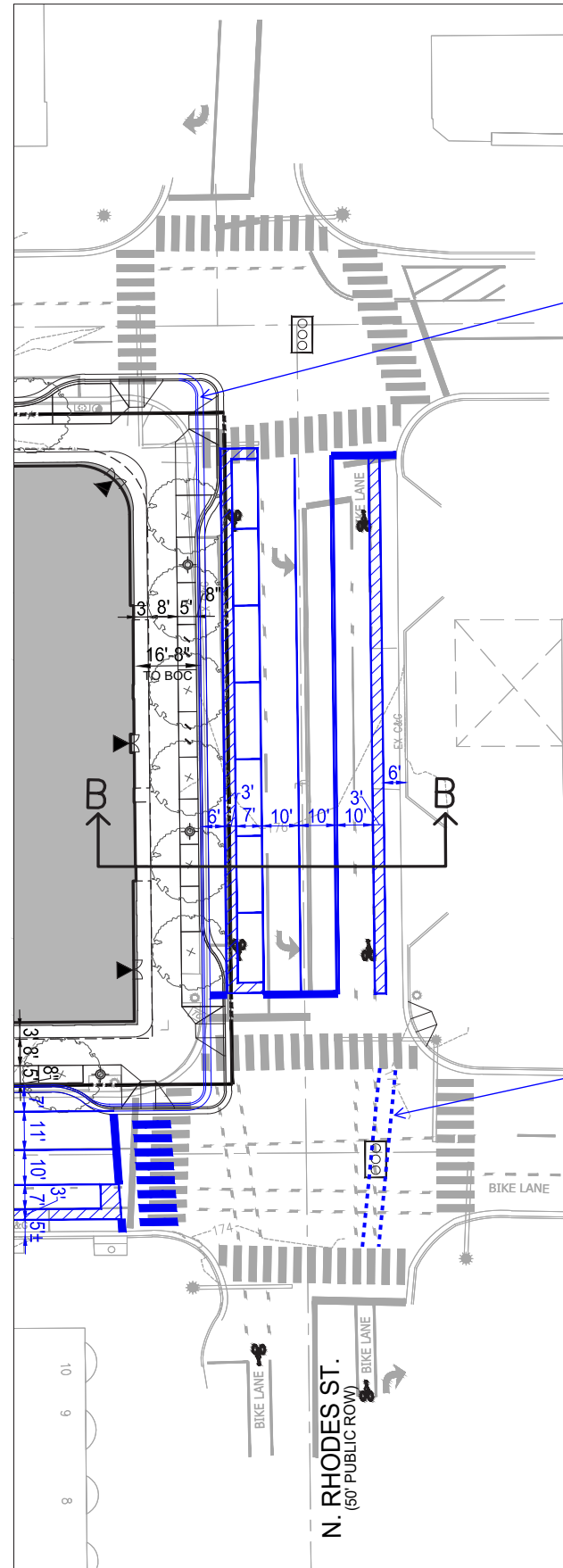
ALL STRIPING AND MARKINGS SHOWN ON THIS SHEET MAY NOT REFLECT ACTUAL PAVEMENT MARKINGS. FLOW ARROWS ARE SHOWN TO REPRESENT FLOW OF TRAFFIC.



TRANSPORTATION - N. RHODES ST.



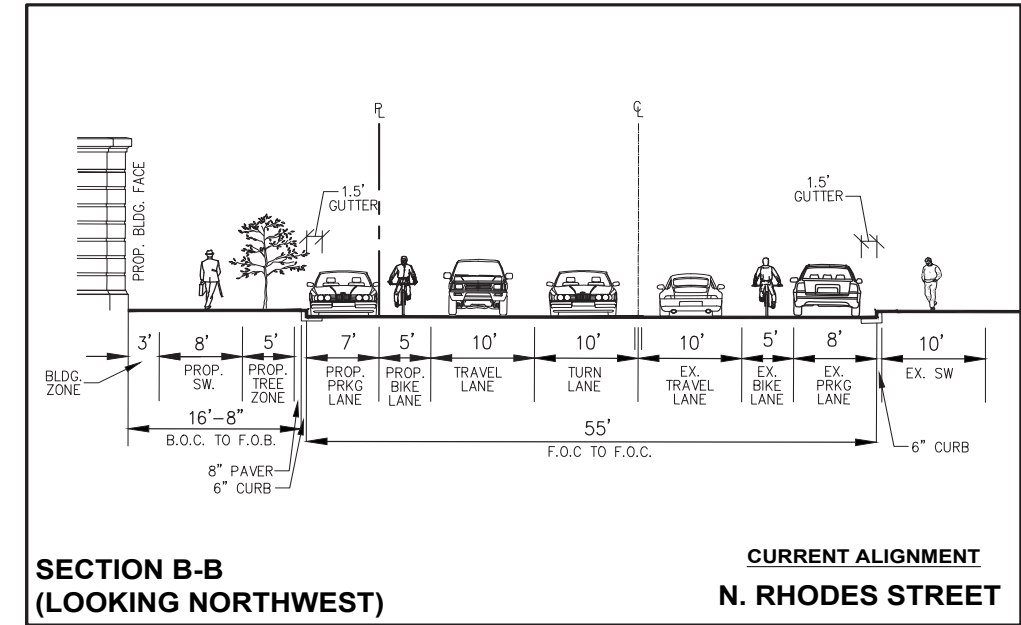
CURRENT ALIGNMENT



ALTERNATE ALIGNMENT

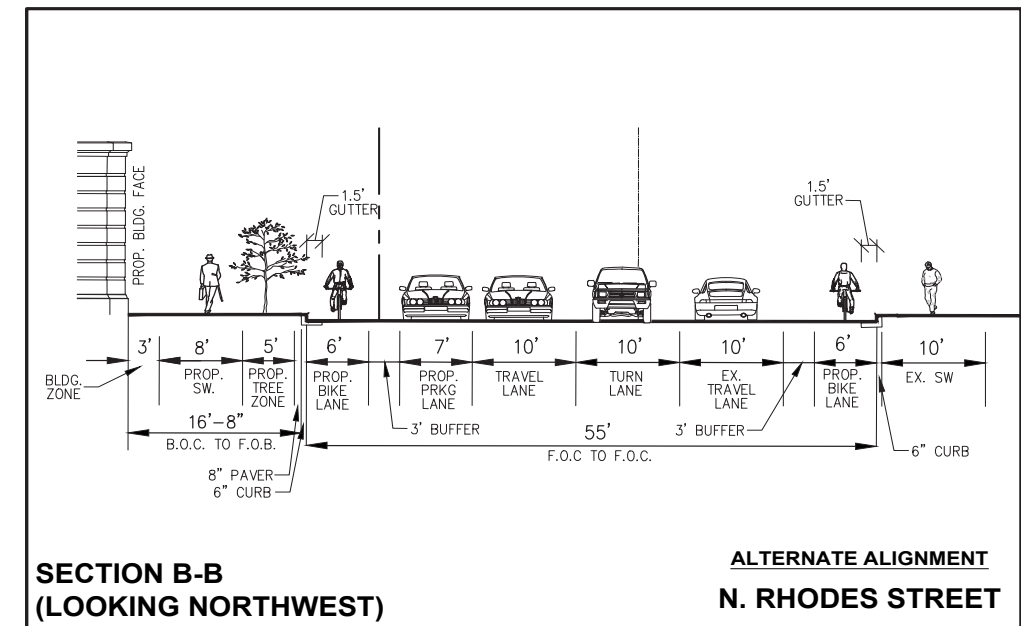
NUBS ARE ELIMINATED AND CURB LINE SHIFTS OVER

NEW BIKE LANE TRANSITION



SECTION B-B
(LOOKING NORTHWEST)





CURRENT ALIGNMENT
N. RHODES STREET



SECTION B-B
(LOOKING NORTHWEST)

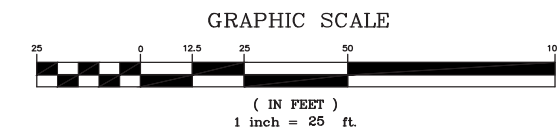
ALTERNATE ALIGNMENT
N. RHODES STREET

LEGEND

-  PROPOSED BUILDING AT GRADE
-  PROPOSED BUILDING OVERHANG ABOVE
-  POTENTIAL NEW LANE MARKINGS
-  EXISTING SIGNALIZED INTERSECTION

NOTE

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- *RATING SYSTEM: LEEDV4 BD+C: MFMR - GOLD*
- *POST-OCCUPANCY BUILDING PERFORMANCE: ENERGY STAR SCORE OF 80*
- *ANNUAL ENERGY USE: 24% REDUCTION FROM ASHRAE 90.1-2010 BASELINE*
- *FULL ELECTRIFICATION OF VENTILATION SYSTEMS: HEAT-PUMP DOAS*
- *RENEWABLE ENERGY:*
 - *CO-LOCATION OF VEGETATED ROOF AND ON-SITE SOLAR:*
 - *VEGETATED ROOF AREA = >12%*
 - *PV-ARRAY = 1.5 WATTS/SF*

OR-

- *NEW OFF-SITE SOLAR (TIER 2) PROCUREMENT:*
 - *10% OF TOTAL ANNUAL ENERGY USAGE*
- *EV CHARGERS & INFRASTRUCTURE: 118 TOTAL PARKING SPACES*
 - *CHARGING STATIONS FOR 4% OF TOTAL SPACES = 5 CHARGING STATIONS*
 - *INFRASTRUCTURE FOR 15% OF TOTAL SPACES = 18 CHARGING STATIONS*

*ADDITIONAL CHARGERS AND INFRASTRUCTURE MAY BE PROVIDED DEPENDING ON TRANSFORMER CAPACITY.

- ***BIRD-FRIENDLY MATERIALS:** UTILIZED FOR EXTERIOR WALL ENVELOPE AND ASSOCIATED OPENINGS BETWEEN 8-36 FEET ABOVE GRADE. MAXIMUM THREAT FACTOR OF 30.*

TARGETING: 0.35 FAR - 3 EXTRAS

TARGETED APPROACHES:

- *SOCIAL EQUITY WITHIN THE OPERATIONS & MAINTENANCE STAFF*
- *NO COMBUSTION IN VENTILATION*
- *RENEWABLE ENERGY: OFF-SITE PURCHASE*

SECONDARY CONSIDERATIONS:

- *ELECTRIC VEHICLE CHARGING INFRASTRUCTURE*
- *BUILDING MATERIALS REUSE: MR_c BUILDING LIFE-CYCLE IMPACT REDUCTION*
- *OPTION 2: WHOLE-BUILDING LCA - 5% REDUCTION (2 PTS) COMPARED TO BASELINE BUILDING IN 3 OF 6 IMPACT CATEGORIES (INCLUDING GWP)*

- COMMENCE CONSTRUCTION IN LATE 2025
- COMPLETION IN MID-2027
- TO BE COMPLETED PRIOR TO ANY CONSTRUCTION:
 - TRAFFIC PLAN
 - CONSTRUCTION HAULING ROUTE PLAN
 - OFF-STREET PARKING AND/OR TRANSPORTATION SUBSIDIES FOR
CONSTRUCTION WORKERS
 - TEMPORARY CONSTRUCTION
 - LIGHTING MEASURES
- CONSTRUCTION HOUR LIMITATIONS
- OUTREACH MEETINGS WITH COMMUNITY

- STREETScape UPGRADES AROUND THE SITE IN ACCORDANCE WITH COUNTY POLICIES
- ARCHITECTURE/DESIGN/MASSING WHICH MEETS ROSSLYN-TO-COURTHOUSE STUDY GOALS
- UTILITY FUND CONTRIBUTION
- TRANSPORTATION DEMAND MANAGEMENT PLAN
- ARLINGTON COUNTY COMMUTER SERVICES CONTRIBUTION
- PUBLIC ART CONTRIBUTION
- AFFORDABLE HOUSING
 - BASE DENSITY CONTRIBUTION
 - ONSITE AFFORDABLE UNITS IN EXCHANGE FOR PRIOR GLUP AMENDMENT AND BONUS DENSITY
- ARLINGTON COUNTY COMMUTER SERVICES CONTRIBUTION

THANK YOU



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