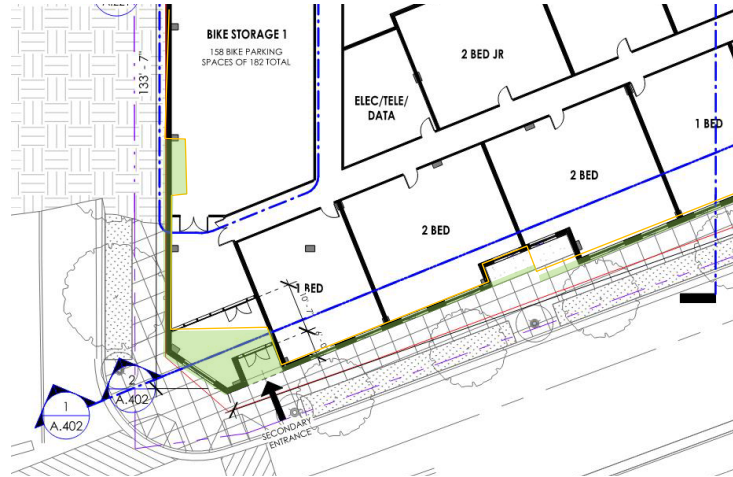


An aerial photograph of a city, likely Washington D.C., showing a mix of residential and commercial buildings, green spaces, and a road network. A large black rectangular overlay is centered on the image, containing white text. The text reads "ORR PARTNERS" in a large serif font, followed by "DEVELOPMENT" in a smaller sans-serif font. Below this, "RED LION INN" and "REDEVELOPMENT" are written in a large, bold, sans-serif font.

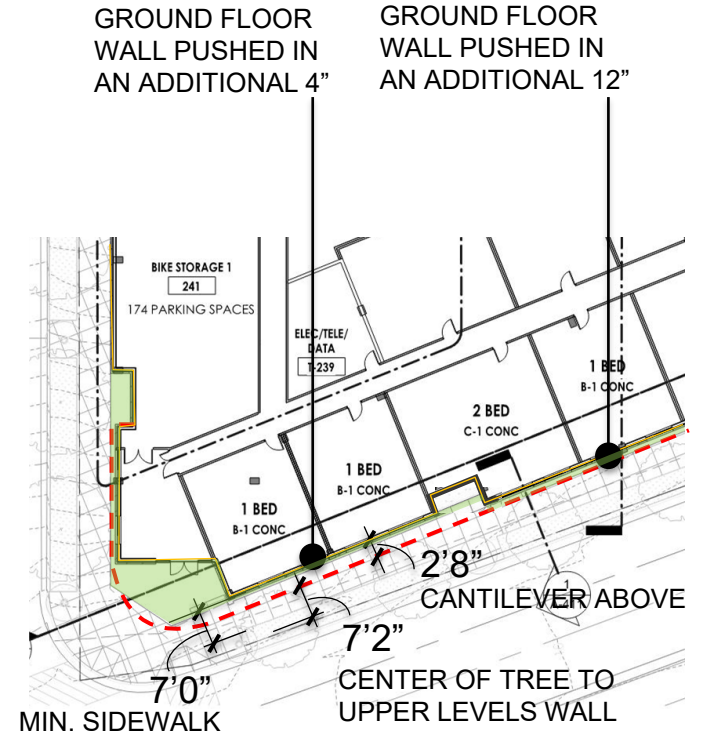
ORR
PARTNERS
DEVELOPMENT

RED LION INN
REDEVELOPMENT

PLAN UPDATES



CURRENT LEVEL 2



PROPOSED LEVEL 2

VIEW FROM FAIRFAX DRIVE LOOKING WEST - CURRENT

Architectural Plans

Traffic &
Transportation

Sustainability -
LEED

Community
Benefits

Landscape
Plans



VIEW FROM FAIRFAX DRIVE LOOKING WEST - PROPOSED

Architectural Plans

Traffic & Transportation

Sustainability - LEED

Community Benefits

Landscape Plans



VIEW FROM FAIRFAX DRIVE LOOKING EAST- CURRENT

Architectural Plans

Traffic & Transportation

Sustainability - LEED

Community Benefits

Landscape Plans



VIEW FROM FAIRFAX DRIVE LOOKING EAST- PROPOSED

Architectural Plans

Traffic & Transportation

Sustainability - LEED

Community Benefits

Landscape Plans



VIEW OF MAIN LOBBY FROM FAIRFAX DR.- CURRENT

Architectural
Plans

Traffic &
Transportation

Sustainability -
LEED

Community
Benefits

Landscape
Plans



VIEW OF MAIN LOBBY FROM FAIRFAX DR.- PROPOSED

Architectural
Plans

Traffic &
Transportation

Sustainability -
LEED

Community
Benefits

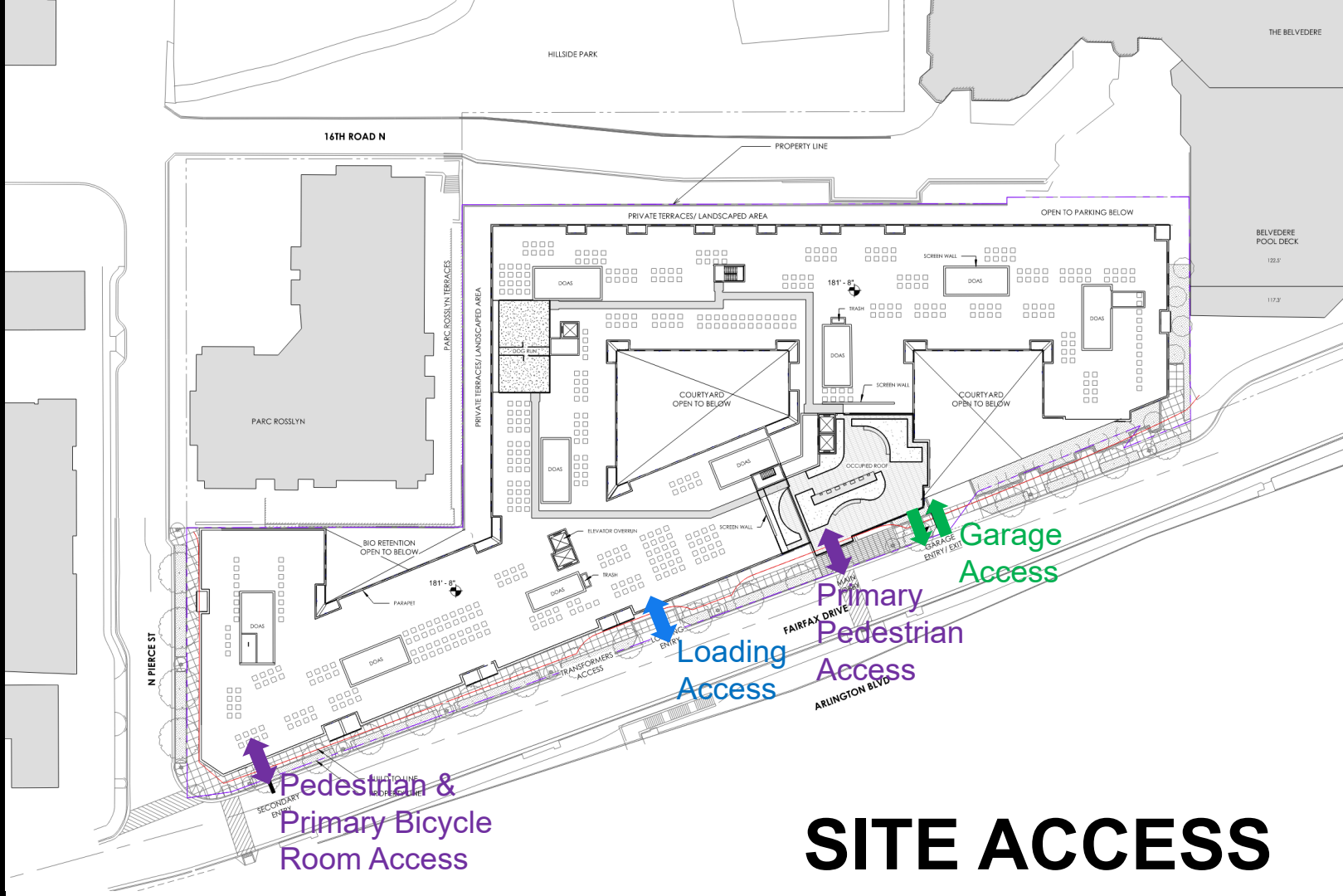
Landscape
Plans







CELESTRO
ROSEHILL



SITE ACCESS

PARKING & LOADING SUMMARY

446 Residential Units

Parking

255 parking spaces

0.57 spaces / unit

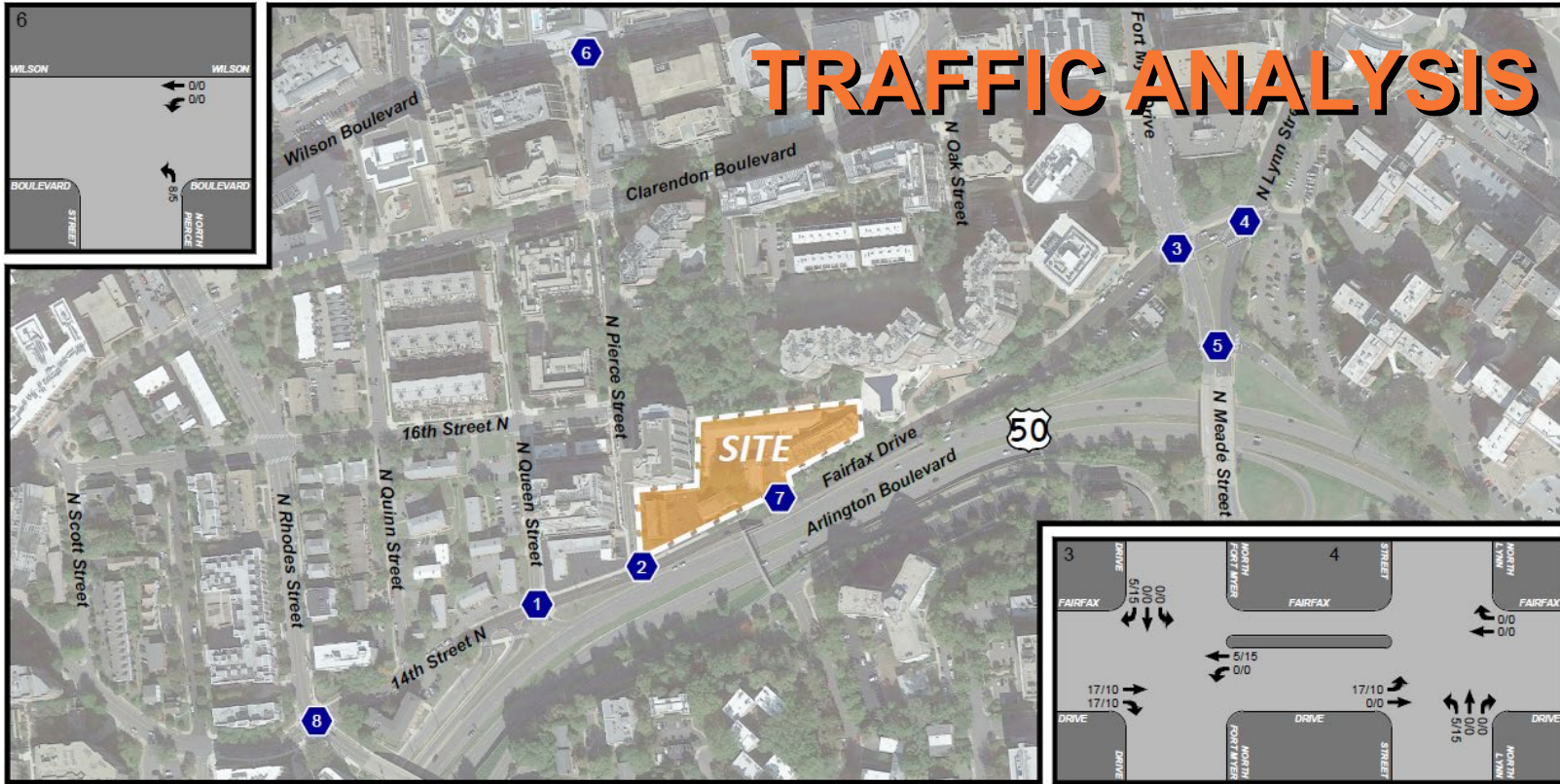
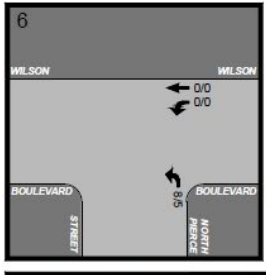
Bicycle Parking

174 Class I Spaces

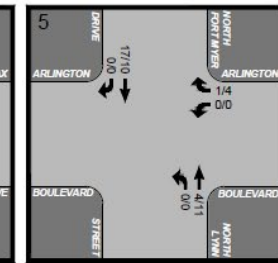
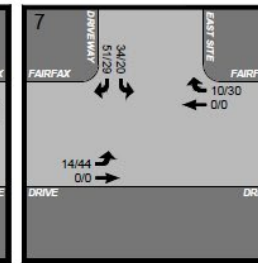
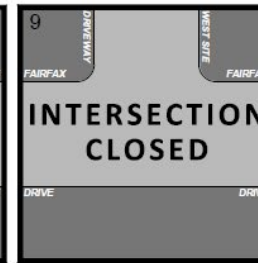
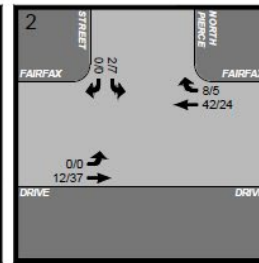
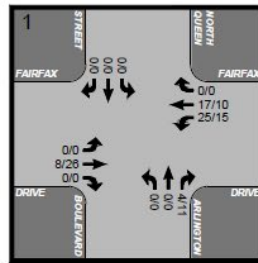
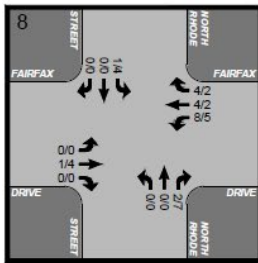
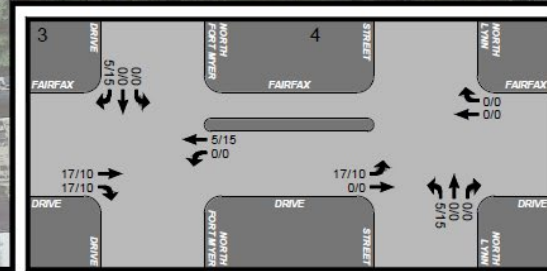
28 Class III Spaces (14 Racks)

Loading

2 – 12' x 40' Spaces



TRAFFIC ANALYSIS



TRANSIT ACCESS

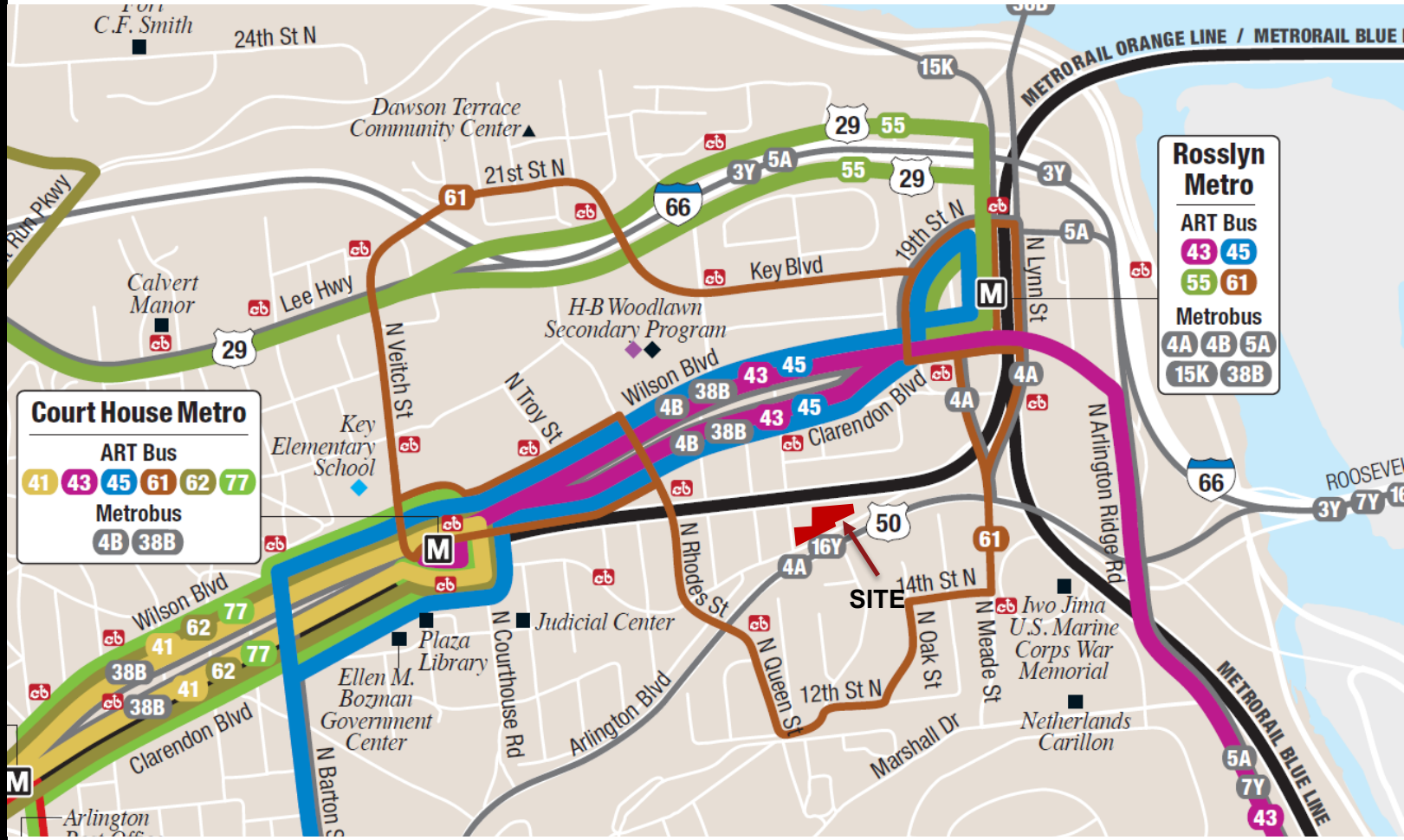
Architectural
Plans

Traffic &
Transportation

Sustainability -
LEED

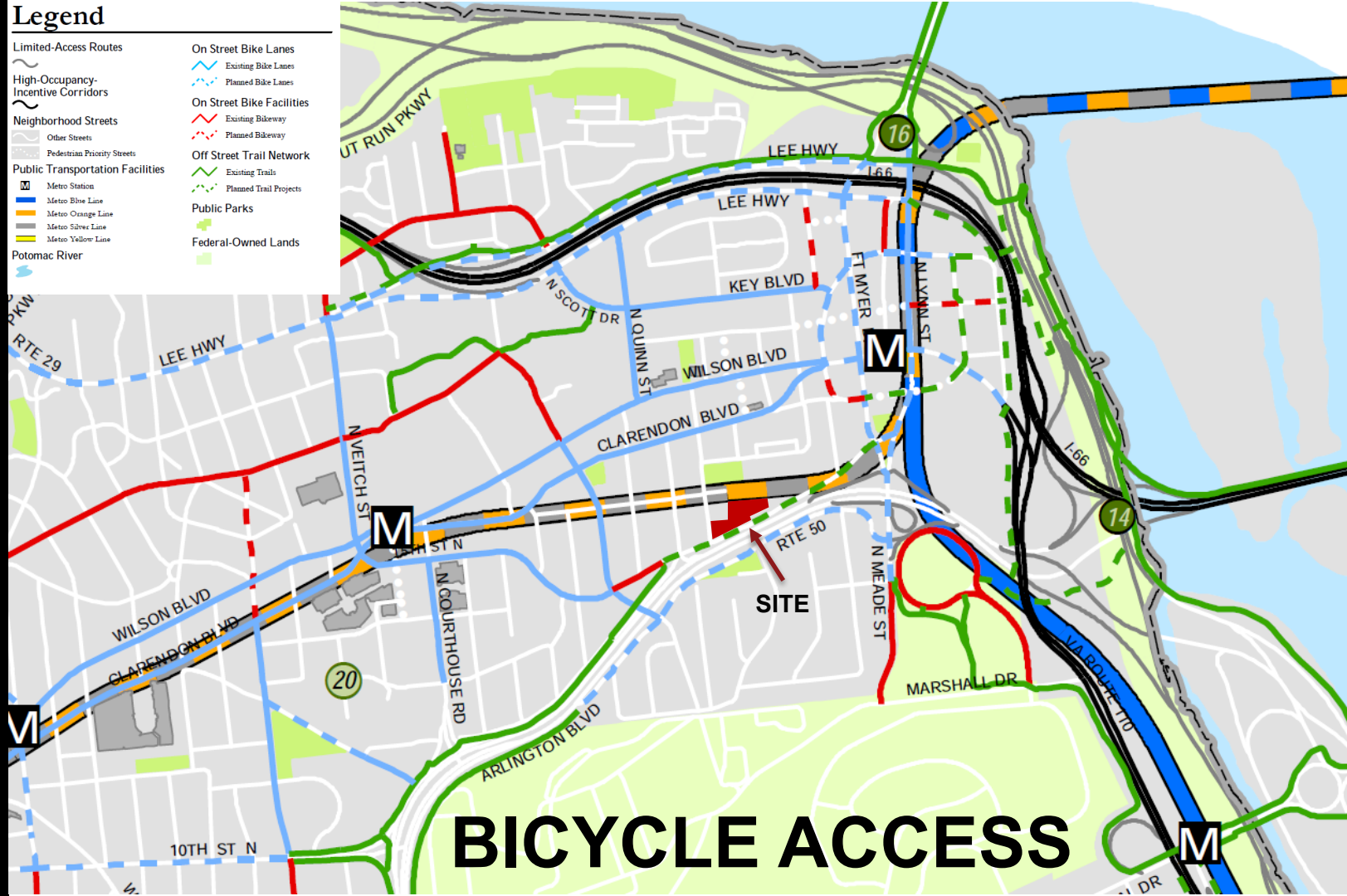
Community
Benefits

Landscape
Plans



Legend

- Limited-Access Routes
- High-Occupancy-Incentive Corridors
- Neighborhood Streets
 - Other Streets
 - Pedestrian Priority Streets
- Public Transportation Facilities
 - Metro Station
 - Metro Blue Line
 - Metro Orange Line
 - Metro Silver Line
 - Metro Yellow Line
 - Potomac River
- On Street Bike Lanes
 - Existing Bike Lanes
 - Planned Bike Lanes
- On Street Bike Facilities
 - Existing Bikeway
 - Planned Bikeway
- Off Street Trail Network
 - Existing Trails
 - Planned Trail Projects
- Public Parks
- Federal-Owned Lands



BICYCLE ACCESS

SUSTAINABILITY - LEED

- LEED v4 Multifamily Midrise – Gold
- Heat Island Reduction
- All-Electric Appliances
- Electric Hot Water
- Garage Re-use
- Compartmentalization
 - Air sealing
 - Blower Door & Duct Leakage Testing

COMMUNITY BENEFITS

- Meeting all GBIP Baseline Prerequisites
 - Bird Friendly Glass
 - Biophilia
 - EV Charging (4%EV Parking /15% EV-Ready)
- ENERGY STAR Score of 80
- Affordable Housing/Other
- Bonus FAR 0.35 – 3 Extra Items
 - Building Life Cycle Impact Reduction
 - Advanced Energy Metering
 - Procurement of off-site solar/renewable energy

CONTEXT — Neighborhood Connectivity + Open Space



A FORT MYER HEIGHTS PARK



B HILLSIDE PARK



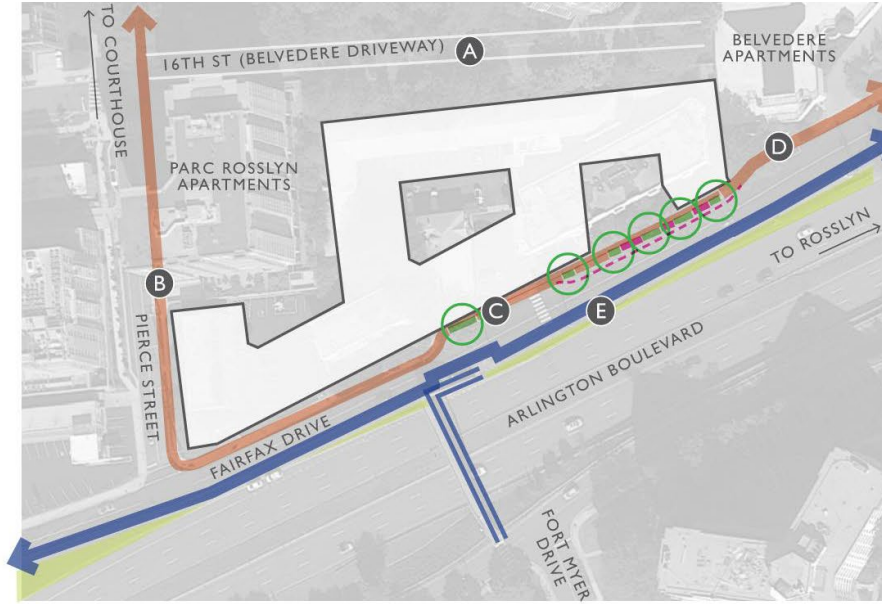
C DARK STAR PARK



D ARLINGTON FREEDOM PARK

POTOMA
PARK

SITE ANALYSIS — Pedestrian Experience



LEGEND

- PEDESTRIAN BRIDGE
- PUBLIC SIDEWALK
- TRAIL
- TREE PIT



A 16TH STREET: PRIVATE DRIVE AT EAST END; STEEP SLOPES AND INVASIVE VEGETATION ALONG SOUTH SIDE OF ROAD



B N. PIERCE SIDEWALK: +/-15%



D SIDEWALK: COMPRESSED SPACE & HIGH RETAINING WALLS

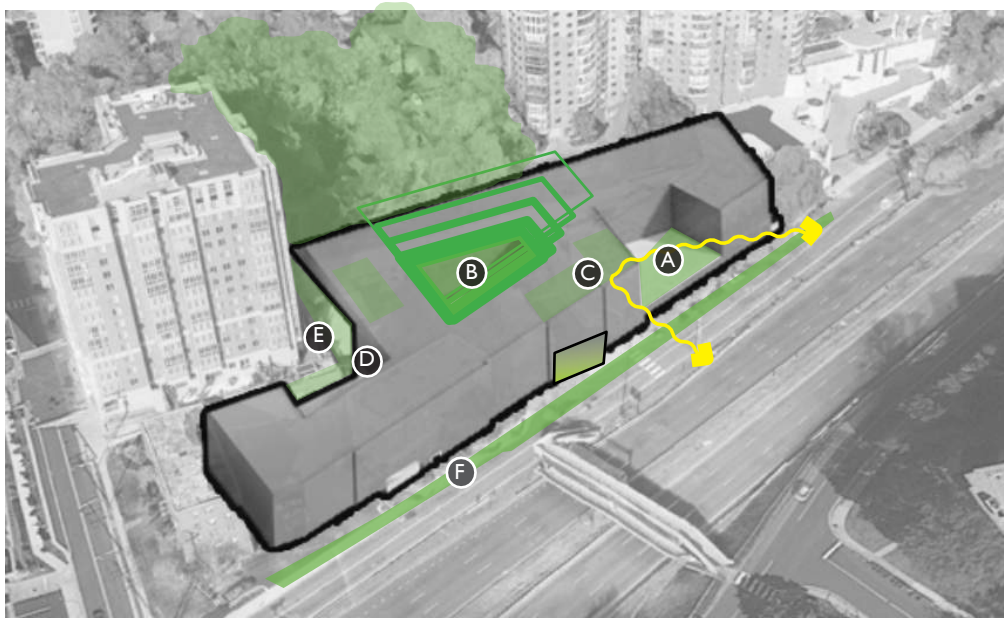


C FAIRFAX DRIVE SIDEWALK: +/-5' WIDE; LARGE STREET TREES IN POOR CONDITIONS



E FUTURE TRAIL IMPROVEMENTS

ANALYSIS — Landscape Opportunities



A SOCIAL SPACE



B REFLECTIVE SPACE



F STREETSCAPE EXPANSION



E PERIMETER PLANTING



D STORMWATER MANAGEMENT



C VIEWS

OVERALL PLAN — Landscape Spaces



- E** OBSERVATION DECK
- F** DOG RUN
- G** PRIVATE TERRACES
- H** 16TH STREET SLOPE RESTORATION + POTENTIAL TREES TO BE PRESERVED*

- A** STREETScape IMPROVEMENTS
- B** EAST COURTYARD
- C** CENTRAL COURTYARD
- D** WEST COURTYARD

*NOTE: (22) EXISTING NATIVE OR ADAPTIVE TREES IN GOOD CONDITION WITH CRITICAL ROOT ZONES OUTSIDE OF FOOTPRINT OF RETAINING WALL

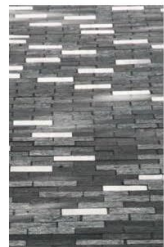
LEGEND

--- PROPERTY LINE

STREETSCAPE — Biophilia



A ARCHITECTURAL ENTRY CANOPY WITH NATIVE PLANTINGS, "SKYLIGHTS" IN CANOPY TO ALLOW LIGHT; POTENTIAL CASCADING PLANTS OVERHANGING SKYLIGHTS



B EMPHASIZE SPECIAL PAVING BELOW SKY LIGHT

C CABLE TRELLIS AT FACADE PLANTING TO ALLOW TWINING VINES AND VERTICAL "GREEN"



D ARCHITECTURAL MESH SCREEN AT LOADING ACCESS



E LONG STREET TREE PLANTERS WITH PRIMARILY NATIVE PLANTING + POLLINATOR-FRIENDLY PERENNIALS

STREETSCAPE — Canopy Planting



IN-PROGRESS ARCHITECTURAL RENDERING OF CANOPY STRUCTURE

REPRESENTATIVE NATIVE PALETTE - 8" TO 18" SOIL DEPTH



RHUS GLABRA AND *RHUS TYPHINA*
(SMOOTH / STAGHORN SUMAC)



SCHYZACHYRIUM SCOPARIUM 'STANDING OVATION'
(LITTLE BLUESTEM)



PHLOX STOLINIFERA
(CREEPING PHLOX)



JUNIPERUS HORIZONTALIS
(CREEPING JUNIPER)



ECHINACEA SP.
(CONEFLOWER)



ASCLEPIAS TUBEROSA
(BUTTERFLY WEED)



YUCCA FILAMENTOSA
(ADAM'S NEEDLE YUCCA)

STREETSCAPE — Sample Enlargement



SCALE: 1/32"=1'-0"

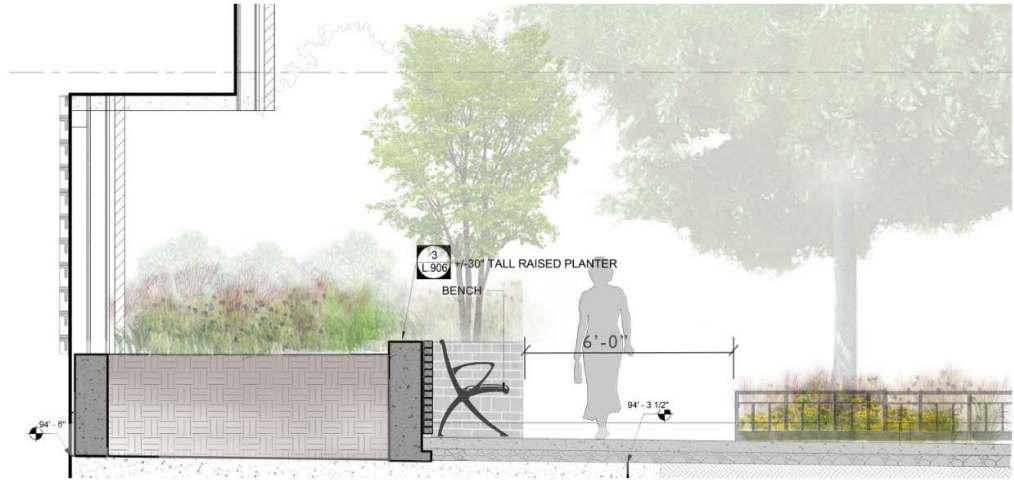
A BENCH

B STREET TREES WITH CONTINUOUS SOIL PANELS AT SIDEWALK; NATIVE/ADAPTIVE PERENNIALS AND GRASSES

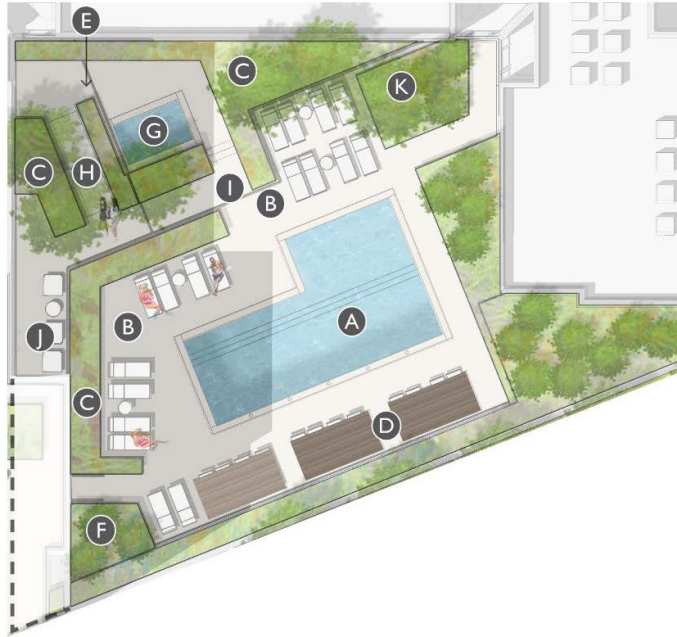
C RAISED PLANTERS OVER GARAGE, 30" HT, WITH SMALL ORNAMENTAL NATIVE TREES TBD, NATIVE/ADAPTIVE SHRUBS, PERENNIALS, AND GRASSES

D RELOCATED BUS STOP

E BIKE RACKS (14 BIKE RACKS PROVIDED PROJECT-WIDE)



EAST COURTYARD — Concept



- A** POOL
 - B** CHAISE LOUNGES
 - C** RAISED PLANTERS
 - D** CABANAS
 - E** POOL ENCLOSURE
 - F** AT GRADE PLANTING WITH SOIL BELOW
 - G** SPA
 - H** ADA RAMP
 - I** STEPS
 - J** OPEN CAFE ZONE
 - K** NATIVE TREES, NATIVE/ADAPTIVE SHRUBS, PERENNIALS, AND GRASSES
-  SCALE: NTS



B SEATING AREAS SURROUNDED BY RAISED PLANTERS WITH DROUGHT-TOLERANT PERENNIAL AND GRASS

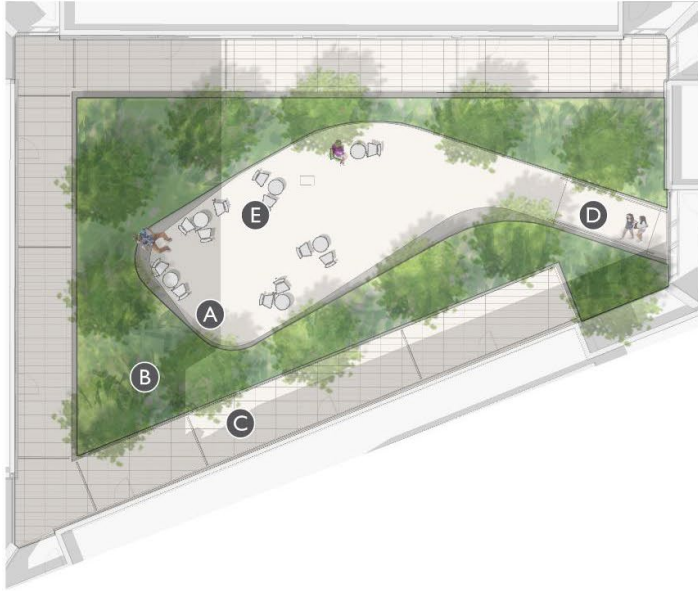


A PARAPET EDGE CONDITION WITH RAISED PLANTER AND DROUGHT-TOLERANT NATIVE/ADAPTIVE PLANTING VIEWABLE FROM THE STREETSCAPE BELOW



J LINEAR CAFE SEATING AREA WITH PLANTING BEHIND

CENTRAL COURTYARD — Concept



- A** CUSTOM CONCRETE SEAT WALL / PLANTER WALL
- B** MIXTURE OF 2-3 NATIVE TREE SPECIES, NATIVE/ADAPTIVE SHRUBS, PERENNIALS, AND GRASSES
- C** PRIVATE TERRACES
- D** ACCESSIBLE RAMP WITH HANDRAILS
- E** LOOSE FURNITURE / COWORKING SPACE

SCALE: NTS



E COURTYARD PLAZA FOR PASSIVE RECREATION



A B POURED-IN-PLACE CONCRETE SEAT WALLS / PLANTER WALLS THAT SUPPORT BERMED PLANTING OVER STRUCTURE FOR TREE GROWTH, SCREENING, AND LUSH SHADE-TOLERANT NATIVE/ADAPTIVE PLANTING

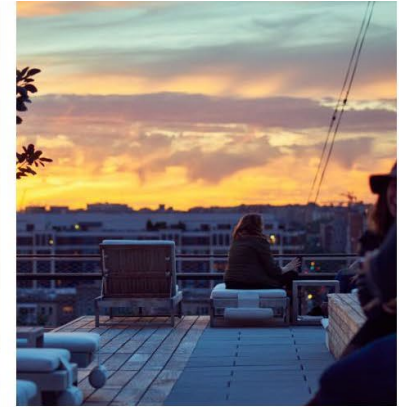
OBSERVATION DECK — Concept



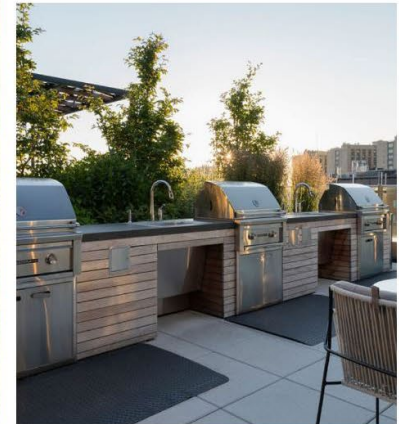
- A** RAISED PLANTER
- B** NATIVE/ADAPTIVE SHRUBS, PERENNIALS, AND GRASSES
- C** COUNTERTOP WITH GRILLS AND SINKS
- D** LOOSE FURNITURE
- E** SEATING
- F** SCREENING FOR ROOFTOP MECHANICAL



B LOW RAISED PLANTERS WITH DROUGHT-TOLERANT ORNAMENTAL GRASSES AND PERENNIALS AND RELAXED SEATING NICHES

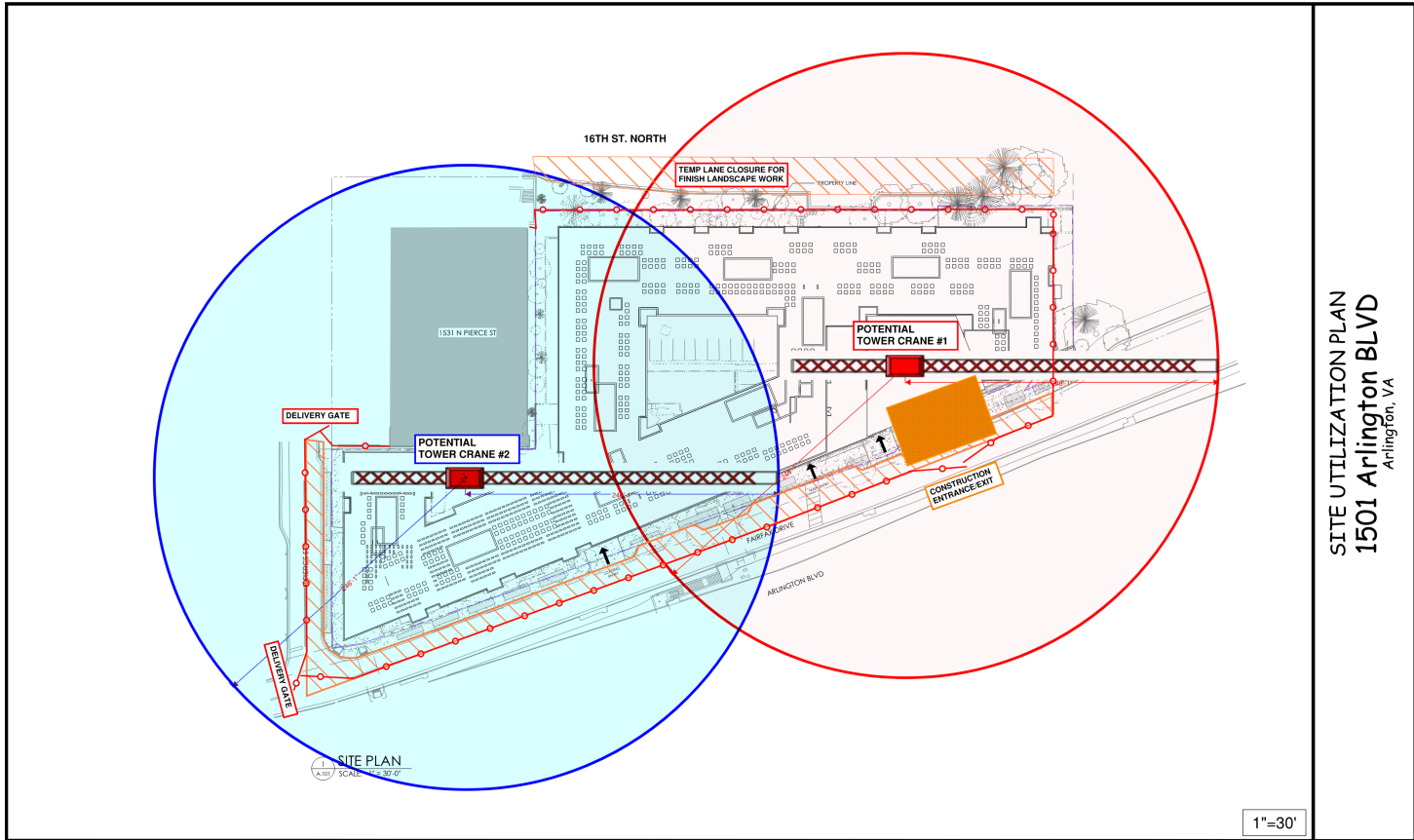


D EMPHASIS AT THE SOUTHEAST CORNER ON VIEWS TOWARDS THE MONUMENTAL CORE



C GRILL STATIONS

Construction Staging



SITE UTILIZATION PLAN
1501 Arlington Blvd
 Arlington, VA



- LEGEND:**
- Tower Crane Swing
 - Lane Closures & Construction Staging Areas
 - Construction Entrance
 - Perimeter Site Fence



11/08/2023

An aerial photograph of a city, likely Washington D.C., showing a mix of residential and commercial buildings, green spaces, and a road network. A large black rectangular overlay is centered on the image, containing white text. The text reads "ORR PARTNERS" in a large serif font, followed by "DEVELOPMENT" in a smaller sans-serif font. Below this, "RED LION INN" and "REDEVELOPMENT" are written in a large, bold, sans-serif font.

ORR
PARTNERS
DEVELOPMENT

RED LION INN
REDEVELOPMENT