

10TH & IRVING

(JOYCE MOTORS ASSEMBLAGE)

1000 NORTH IRVING STREET
ARLINGTON, VA

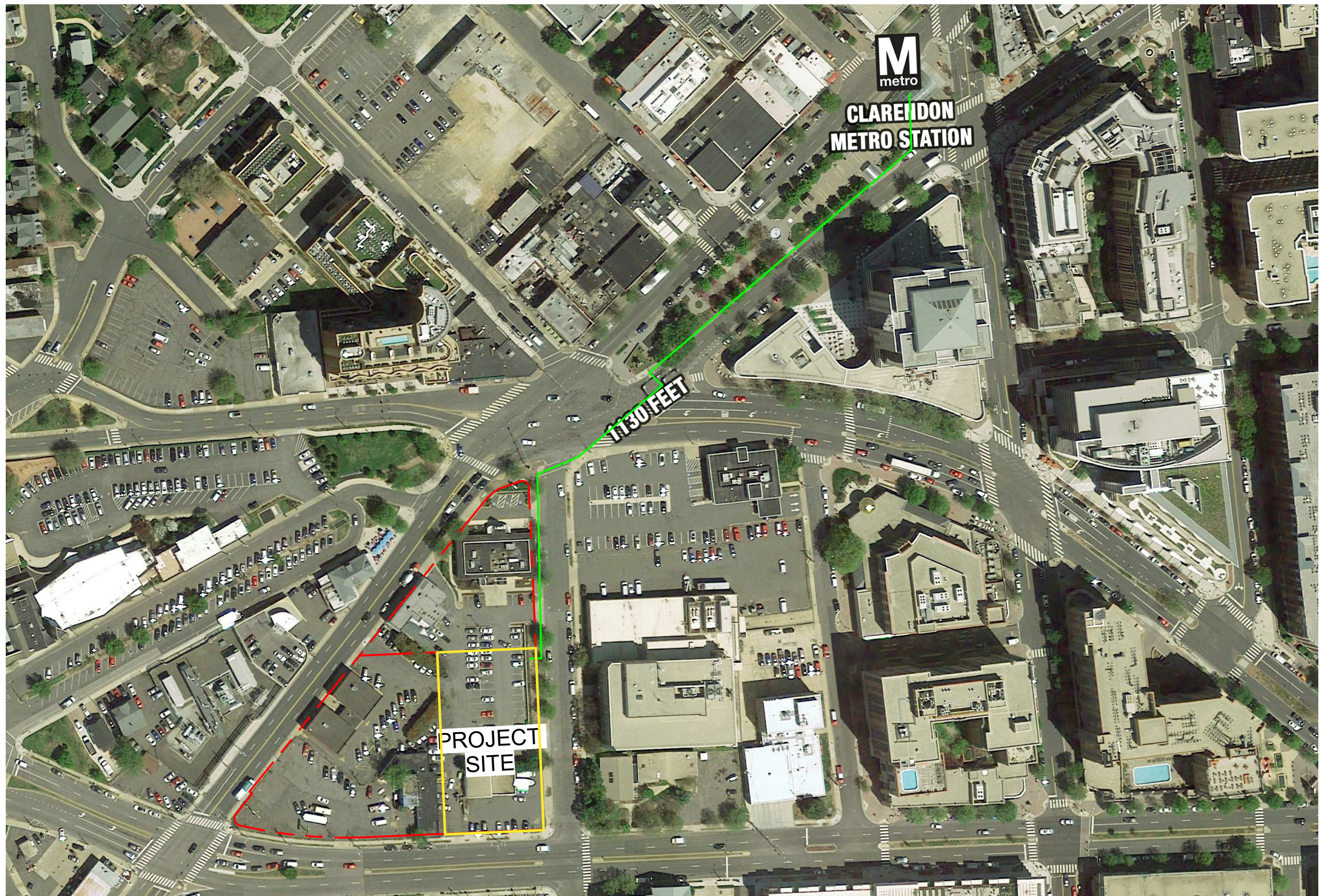
HISTORIC JOYCE MOTORS
ONLINE ENGAGEMENT

JUNE 16, 2022

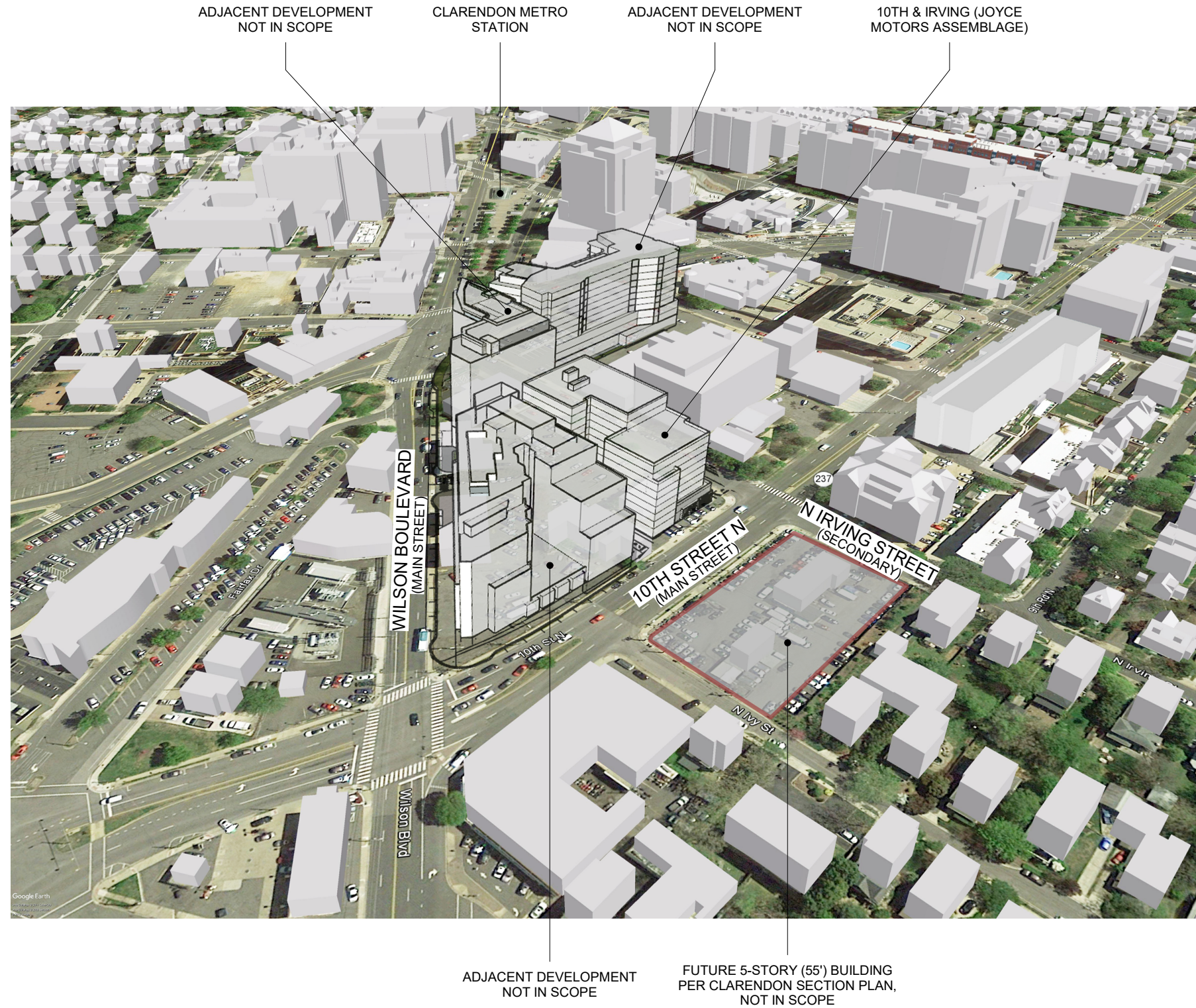


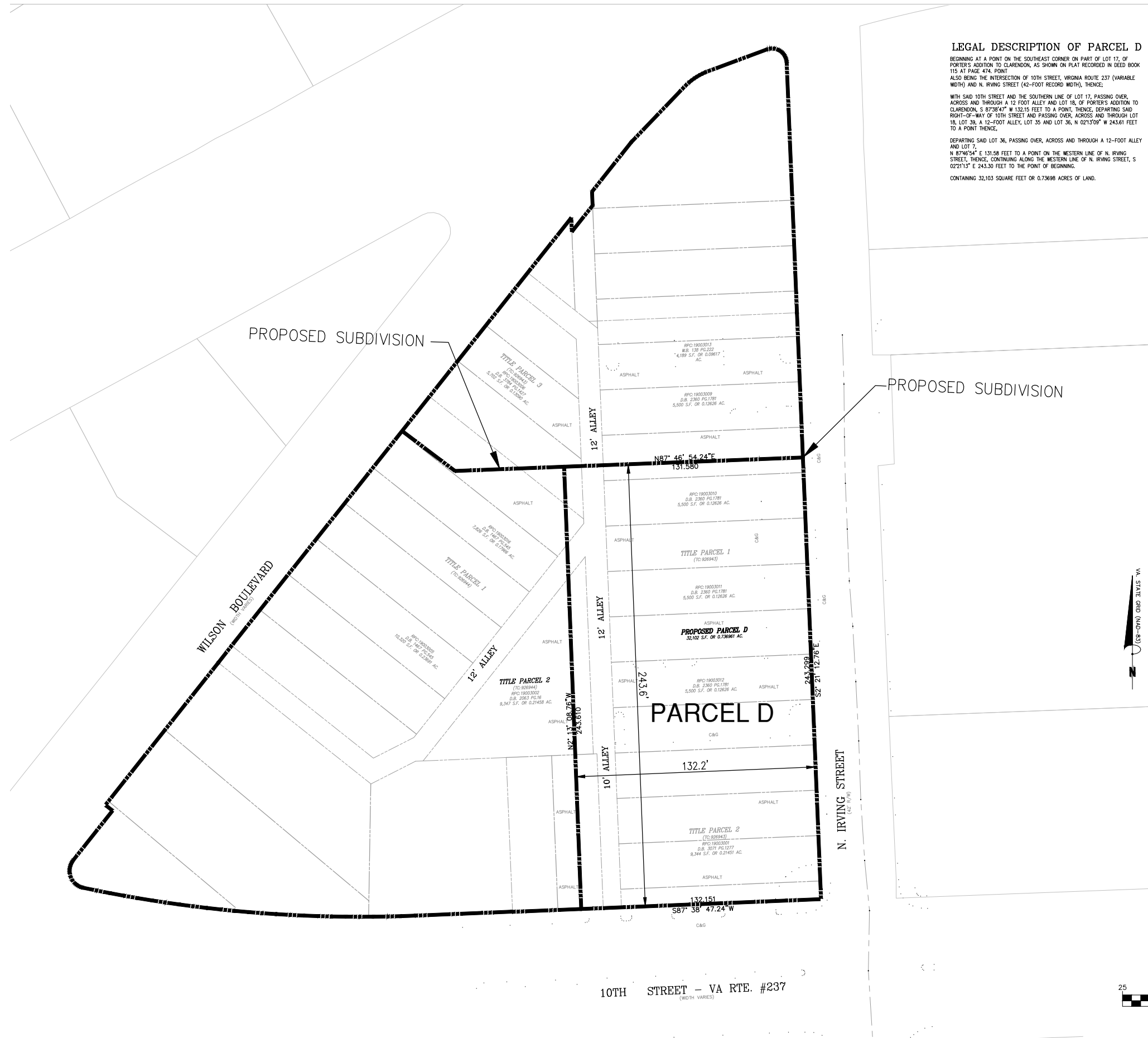
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MASSING AERIAL VIEW



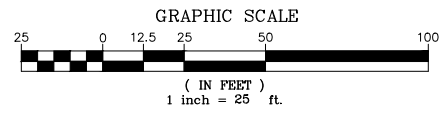


LEGAL DESCRIPTION OF PARCEL D

BEGINNING AT A POINT ON THE SOUTHEAST CORNER ON PART OF LOT 17, OF PORTER'S ADDITION TO CLARENDON, AS SHOWN ON PLAT RECORDED IN DEED BOOK 115 AT PAGE 474; POINT ALSO BEING THE INTERSECTION OF 10TH STREET, VIRGINIA ROUTE 237 (VARIABLE WIDTH) AND N. IRVING STREET (42-FOOT RECORD WIDTH); THENCE; WITH SAID 10TH STREET AND THE SOUTHERN LINE OF LOT 17, PASSING OVER, ACROSS AND THROUGH A 12 FOOT ALLEY AND LOT 18, OF PORTER'S ADDITION TO CLARENDON, S 87°38'47" W 132.15 FEET TO A POINT; THENCE, DEPARTING SAID RIGHT-OF-WAY OF 10TH STREET AND PASSING OVER, ACROSS AND THROUGH LOT 18, LOT 39, A 12-FOOT ALLEY, LOT 35 AND LOT 36, N 02°13'09" W 243.61 FEET TO A POINT THENCE; DEPARTING SAID LOT 36, PASSING OVER, ACROSS AND THROUGH A 12-FOOT ALLEY AND LOT 7; N 87°46'54" E 131.58 FEET TO A POINT ON THE WESTERN LINE OF N. IRVING STREET, THENCE, CONTINUING ALONG THE WESTERN LINE OF N. IRVING STREET, S 02°21'13" E 243.30 FEET TO THE POINT OF BEGINNING; CONTAINING 32,103 SQUARE FEET OR 0.73698 ACRES OF LAND.

EXISTING AREA TABULATION	
PARCELS	AREA
RPC: 19003007 RPC: 19003008 RPC: 19003013 RPC: 19003009 RPC: 19003010 RPC: 19003011 RPC: 19003012 RPC: 19003001 RPC: 19003006 RPC: 19003016 RPC: 19003005 RPC: 19003015 RPC: 19003014 RPC: 19003004 RPC: 19003003 RPC: 19003002	104,436 S.F. (2.40 AC.)

PROPOSED AREA TABULATION	
PARCELS	AREA
PARCEL D RPC: 19003010 RPC: 19003011 RPC: 19003012 RPC: 19003001	32,102 S.F. (0.74 AC.)
PORTION OF RPC: 19003009 RPC: 19003002 RPC: 19003006 RPC: 19003016	
REMAINING PARCELS RPC: 19003007 RPC: 19003008 RPC: 19003013 RPC: 19003005 RPC: 19003015 RPC: 19003014 RPC: 19003004 RPC: 19003003	72,333 S.F. (1.66 AC.)





9) CAR RENTAL BUILDING ACROSS 10TH ST N FROM THE PROJECT SITE. VIEW FACING SOUTH.



6) INTERSECTION OF 10TH ST N AND N IRVING STREET. VIEW LOOKING SOUTHEAST AT 10TH ST OFFICE & APARTMENT BUILDINGS.



3) INTERSECTION OF 10TH ST N AND N IRVING STREET. VIEW LOOKING NORTHWEST AT THE JOYCE MOTORS BUILDING.



8) VIEW FROM THE EXISTING ALLEY LOOKING NORTHEAST AT THE JOYCE MOTORS BUILDING.



5) SILVER DINER BUILDING TO THE NORTH OF PROJECT SITE. VIEW FROM INTERSECTION OF WASHINGTON BLVD AND N IRVING STREET.



2) EXISTING PARKING LOTS TO THE NORTH OF THE PROJECT SITE. VIEW LOOKING WEST FROM N IRVING ST.



7) EXISTING STRUCTURE TO THE EAST OF THE PROJECT SITE.



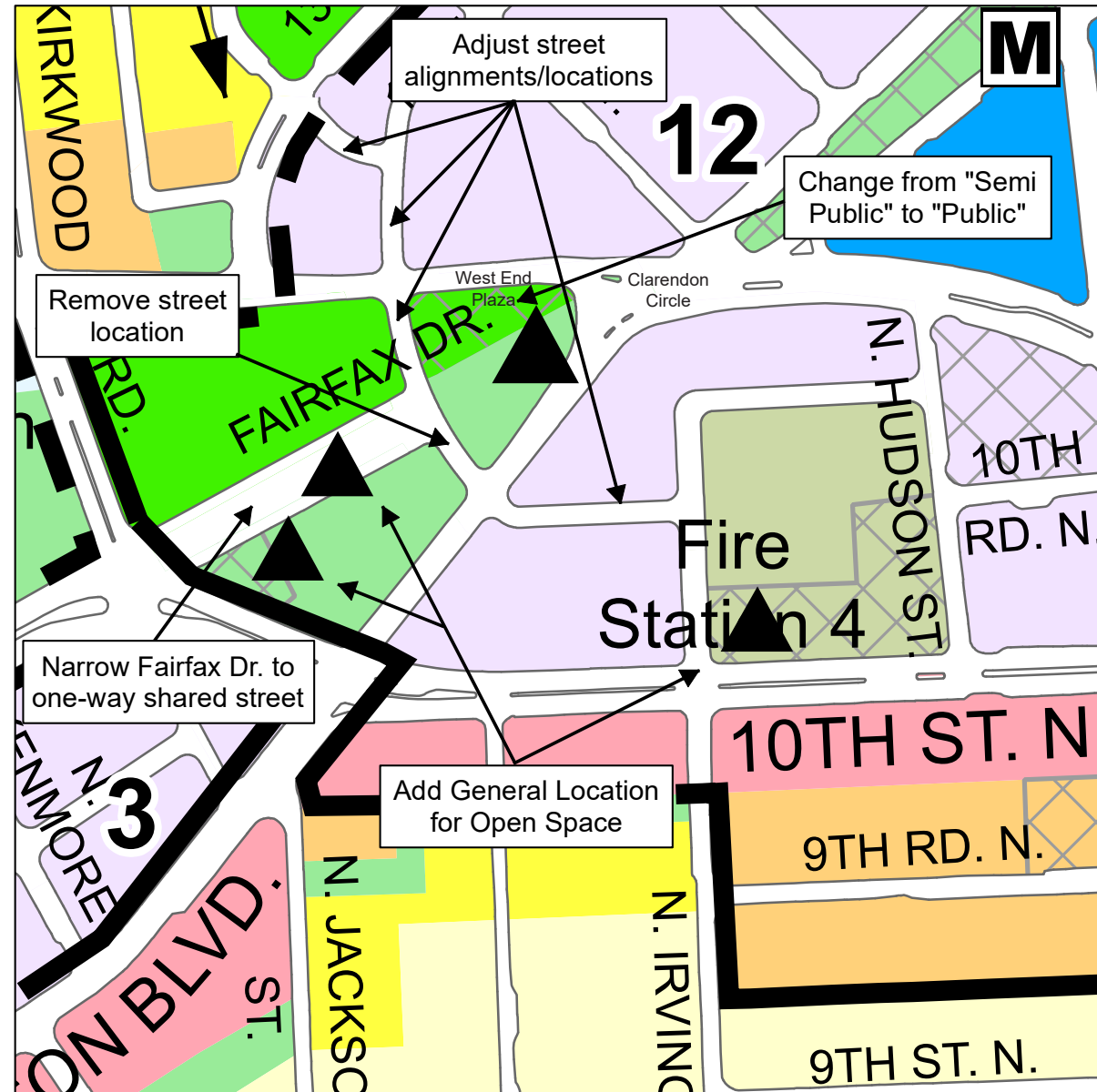
4) ARLINGTON COUNTY FIRE STATION 4 TO THE EAST OF THE PROJECT SITE.



1) CLARENDON WAR MEMORIAL AT THE INTERSECTION OF CLARENDON & WILSON BLVD, TO THE NORTH OF THE SILVER DINER BUILDING.







GP-354-22-1
GLUP Amendment

Legend

General Land Use Plan

- | | |
|------------------------------------|-------------------------------------|
| Low Residential (1-10 units/acre) | Government and Community Facilities |
| Low Residential (11-15 units/acre) | Low Office-Apartment-Hotel |
| Low-Medium Residential | High Office-Apartment-Hotel |
| Service Commercial | Medium Density Mixed-Use |
| Public | Public Ownership |
| Semi-Public | |

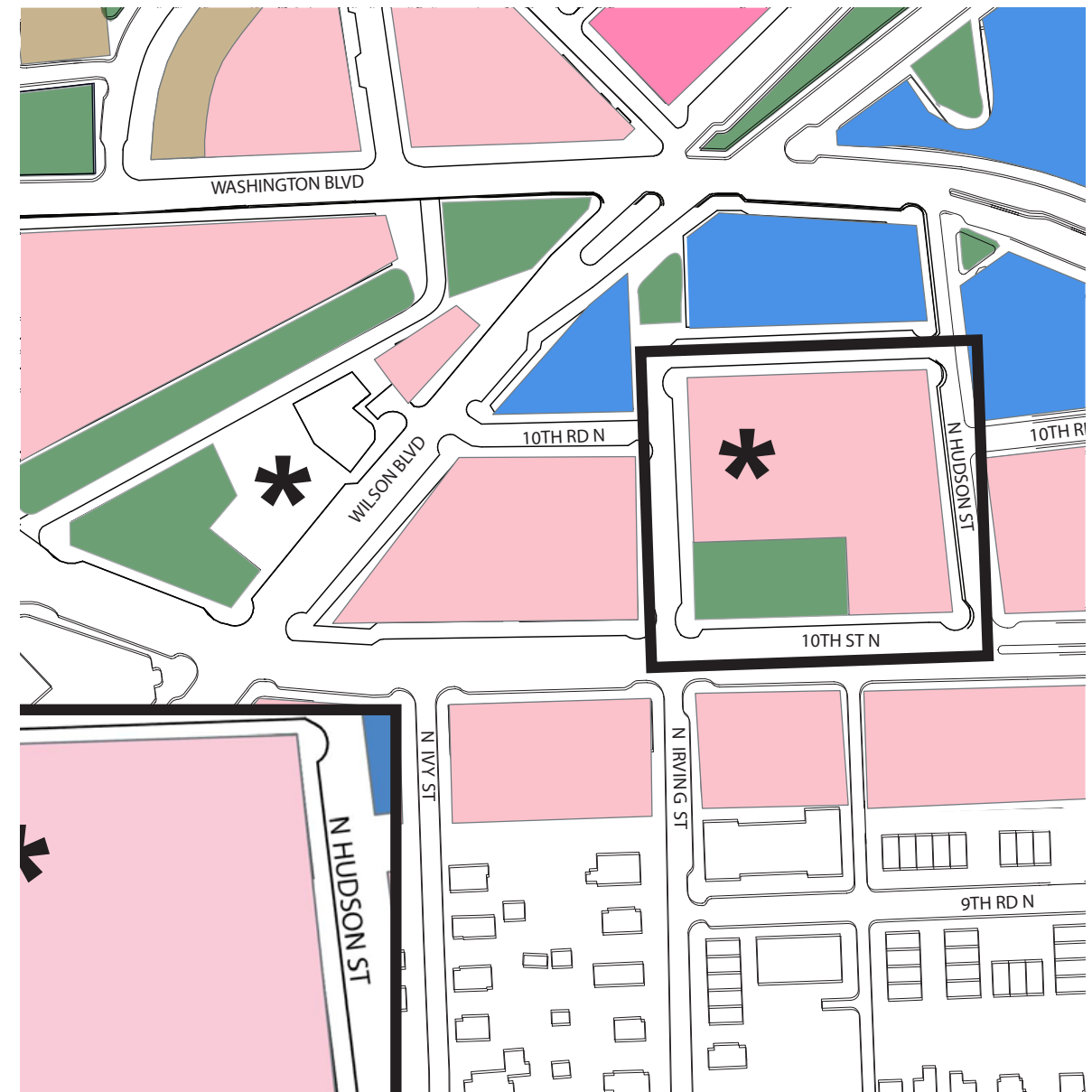
12. This area was designated the "Clarendon Revitalization District" on 7/7/90. The boundary for this district was amended on 2/25/06 and 12/9/06. The goals and objectives for this area are set forth in the "Clarendon Revitalization District" located in the GLUP Booklet.

Map prepared by Arlington County, Va.
GIS Mapping Center
March 2022
Map Scale 1" = 200'



NOTE: EXTRACTED FROM APRIL 6, 2022 DRAFT GLUP AMENDMENT

§9.2.6. Map 2, Use Mix



- | |
|--|
| Residential |
| Residential, Commercial, Hotel, or Mixed Use |
| Residential, Commercial, Hotel, or Mixed Use - Minimum 20% Commercial |
| Residential, Commercial, Hotel, or Mixed Use - Prime Office - Minimum 60% Commercial |
| Existing & Proposed Open Space |
| Existing Utilities |

NOTE: EXTRACTED FROM CSPU-STAFF-REPORT-FINAL-APRIL-2022-ADOPTION



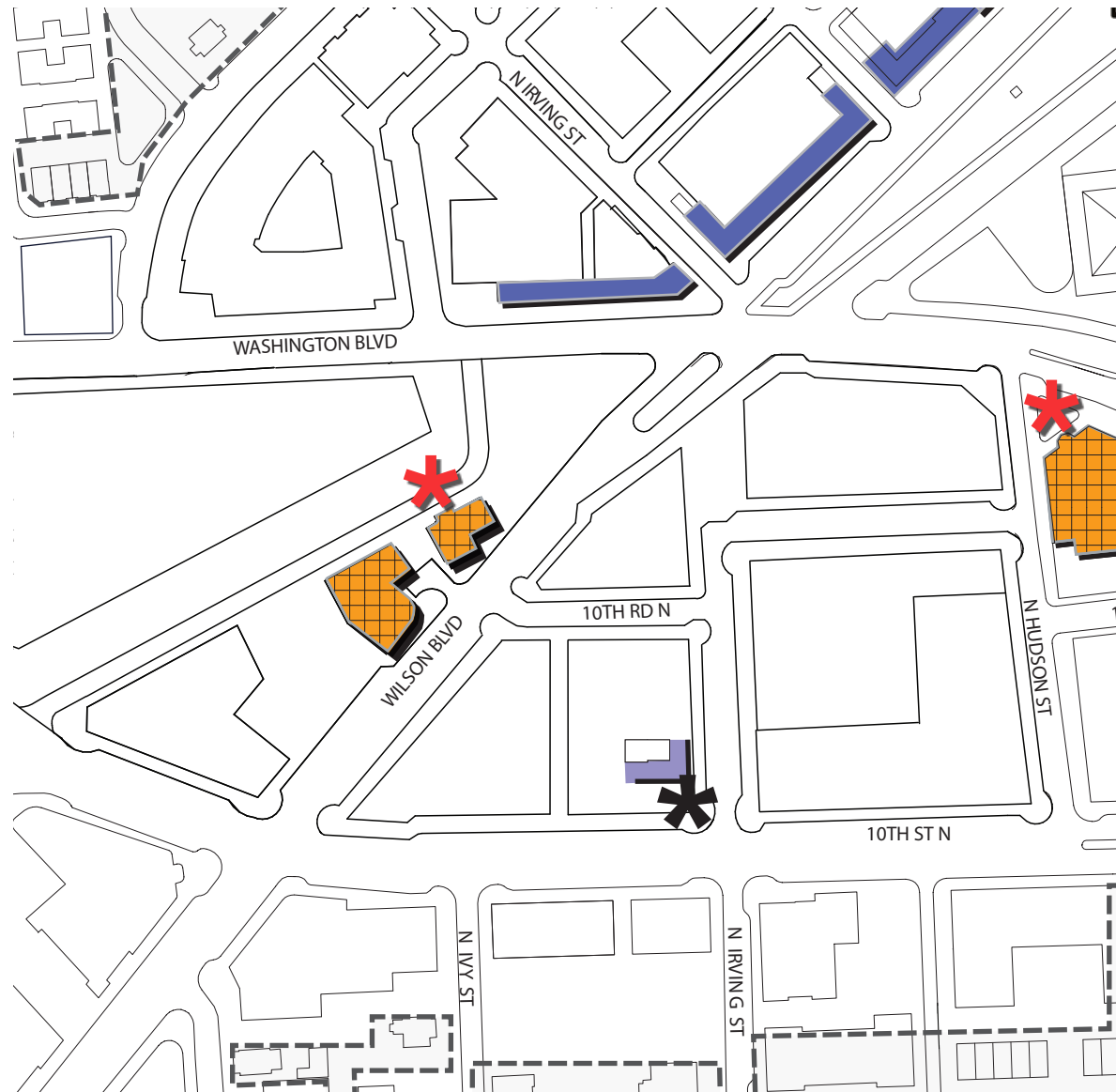
ZONING AND PARCEL BOUNDARY OVERLAY



- PROPOSED BUILDING (BLUE HATCH)
- NEW PARCEL BOUNDARY (RED DASHED LINE)
- EXISTING COMMERCIAL USE (GRAY HATCH)
- ZONING BOUNDARY LINE
- FUTURE LANDSCAPE BUFFER TO RESIDENTIAL



§9.2.8. Map 4, Building Preservation

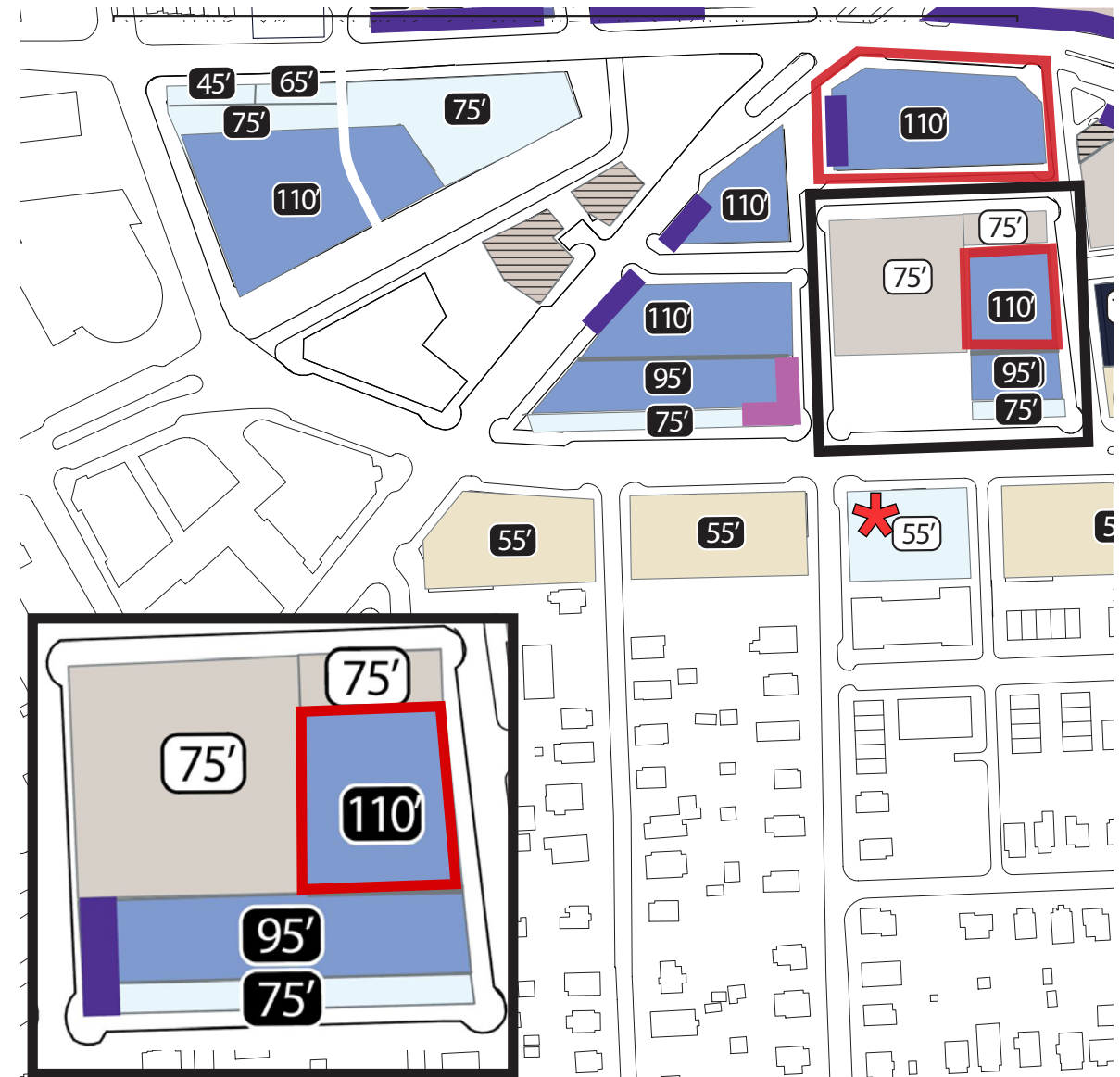


- Full Building Preservation
- Local Historic District
 - Joseph L. Fisher Post Office Building
 - Dan Kain Building
 - Former Clarendon Citizens Hall (Northside Social)
- Building Frontage Preservation
- Building Frontage or Facade Preservation
- National Register Historic Districts
 - Lyon Village, May 2002
 - Ashton Heights, April 2003
 - Lyon Park, November 2003
- South and east facades may be relocated to meet build-to lines shown on Map 6



NOTE: EXTRACTED FROM CSPU-STAFF-REPORT-FINAL-APRIL-2022-ADOPTION

§9.2.5. Map 1, Maximum Height Limit and Step-backs



- | | | |
|--|--|---|
| <p>Maximum Height (Feet)</p> <ul style="list-style-type: none"> Existing Buildings Proposed Buildings <p>Step-backs</p> <ul style="list-style-type: none"> Designated Frontages for Step-Backs when Building Heights Exceed 60 Feet - 10' Step-back at 2nd, 3rd, 4th, or 5th floors Designated Frontages for Step-Backs achieved through Building Facade or Building Frontage Preservation | <p>Maximum Number of Floors</p> <ul style="list-style-type: none"> 3 Floors 4 Floors 5 Floors 6 Floors 7 Floors 8 Floors 10 Floors More than 10 Floors Additional Height up to 128' may be considered by the County Board in exchange for community benefits. | <ul style="list-style-type: none"> Building heights, step-backs, and tapers on blocks marked with asterisks are controlled under development projects approved by the County Board and the building height noted (feet) may be approximate. Taper Requirements (1:3 Ratio beyond 165' from "R" or "RA" Zoning line) <p>Notes:
1. Unless otherwise indicated, numbers shown on the height map indicate the maximum height (feet) permitted.</p> |
|--|--|---|



NOTE: EXTRACTED FROM CSPU-STAFF-REPORT-FINAL-APRIL-2022-ADOPTION



PROPOSED PROJECT

SOUTHEAST CORNER



NOTE: THIS RENDERING IS AS SUBMITTED IN THE FINAL 4.1 SUBMISSION #4 DOCUMENTS, DATED 4/29/22, SHEET A9-01.

THE PROPOSED PROJECT INCLUDES:

- AN 11-STORY RESIDENTIAL MIXED-USE TOWER
- AT-GRADE RETAIL ALONG 10TH ST N
- TAPERING STEP-BACKS AT THE 3RD, 8TH, AND 10TH FLOORS
- COURTYARD FACING THE NEW SERVICE ALLEY (WEST)
- 241 RENTAL APARTMENT UNITS
- APPROXIMATELY 3,500 SF OF RETAIL
- 110' OVERALL BUILDING HEIGHT
- 5.92 FAR [190,079 SF (GFA) / 32,102 SF (SITE)]

ANTICIPATED FAR BONUSES INCLUDE:

- LEED GOLD
- AFFORDABLE CONTRIBUTION
- OTHER COMMUNITY BENEFITS

PARKING ACCOMMODATIONS INCLUDE:

- 144 TOTAL PARKING SPACES
- 2.5 LEVELS OF BELOW-GRADE PARKING GARAGE
- 0.58 RESIDENTIAL PARKING RATIO



SOUTHEAST CORNER



NOTE: THIS RENDERING IS AS SUBMITTED IN THE FINAL 4.1 SUBMISSION #4 DOCUMENTS, DATED 4/29/22, SHEET A9-01.

NORTHWEST CORNER



NOTE: THIS RENDERING IS AS SUBMITTED IN THE FINAL 4.1 SUBMISSION #4 DOCUMENTS, DATED 4/29/22, SHEET A9-02.

NORTHEAST CORNER



NOTE: THIS RENDERING IS AS SUBMITTED IN THE FINAL 4.1 SUBMISSION #4 DOCUMENTS, DATED 4/29/22, SHEET A9-01.

SOUTHWEST CORNER



NOTE: THIS RENDERING IS AS SUBMITTED IN THE FINAL 4.1 SUBMISSION #4 DOCUMENTS, DATED 4/29/22, SHEET A9-02.

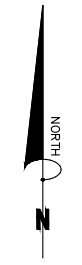
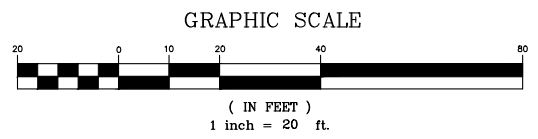
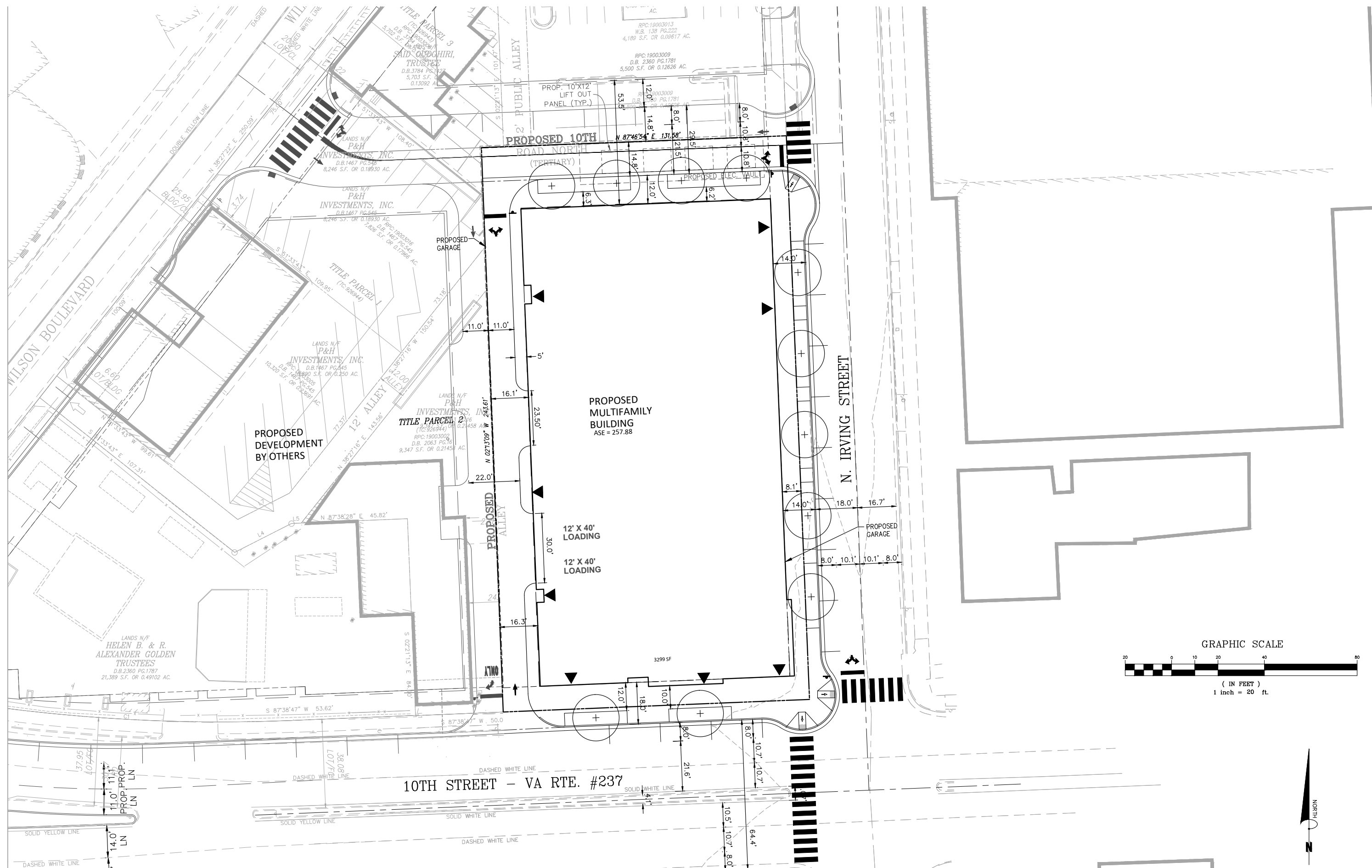


10TH & IRVING (JOYCE MOTORS ASSEMBLAGE)

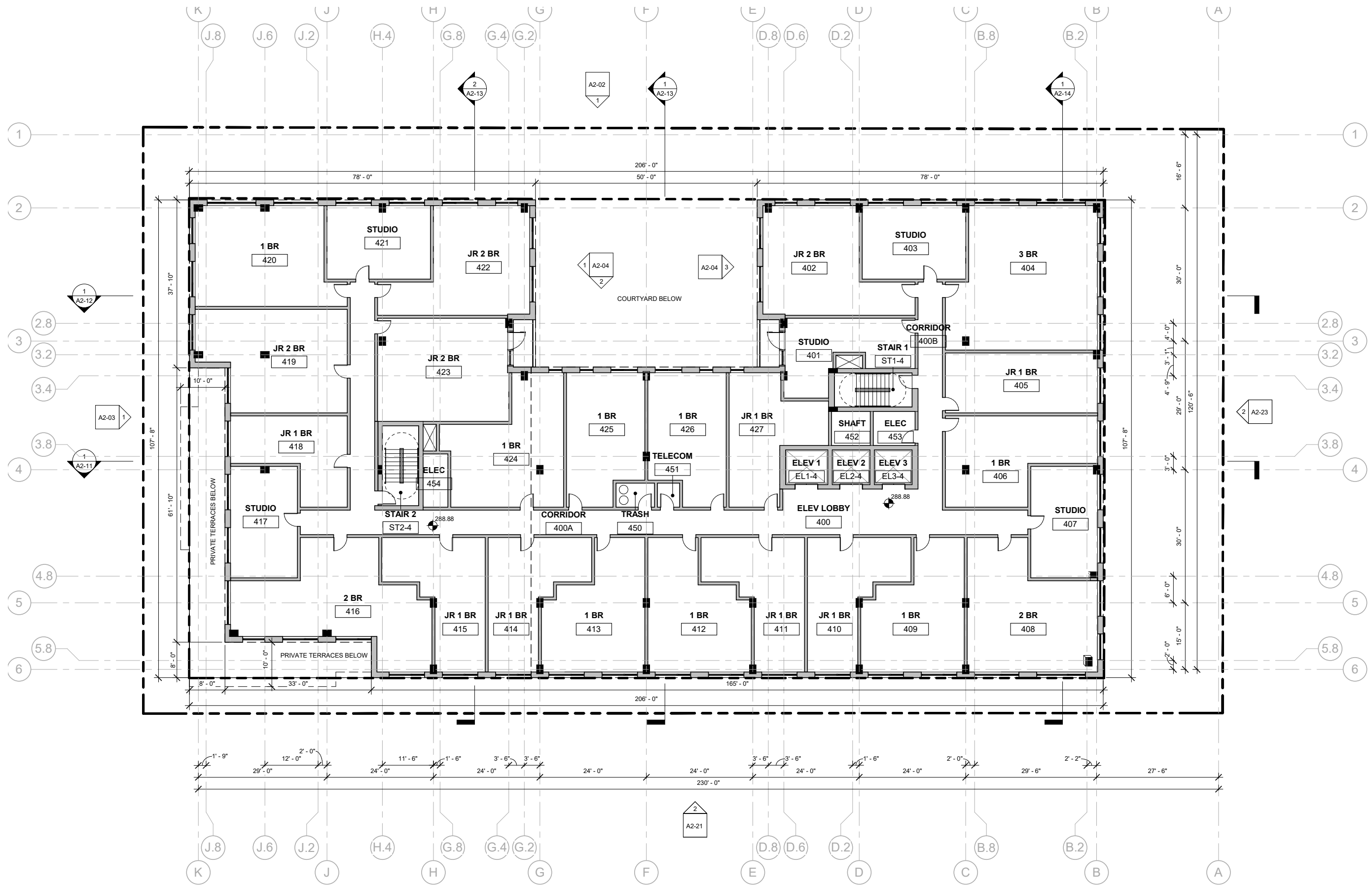
ANTUNOVICH ASSOCIATES • ORR PARTNERS • WALSH COLUCCI LUBELEY & WALSH • BOWMAN • OCULUS • WELLS + ASSOCIATES • EHT TRACERIES • SUSTAINABLE BUILDING PARTNERS

PROPOSED BUILDING RENDERINGS - OVERALL CORNERS

ARLINGTON, VA • JUNE 16, 2022



NOTE: THIS DRAWING IS AS SUBMITTED IN THE FINAL 4.1 SUBMISSION #4 DOCUMENTS, DATED 4/29/22, SHEET C4.1.



NOTE: THIS DRAWING IS AS SUBMITTED IN THE FINAL 4.1 SUBMISSION #4 DOCUMENTS, DATED 4/29/22, SHEET A1-04.

SCALE: 3/64" = 1' 00 10.7 21.3 42.6



GFA TABULATIONS					
FLOOR	GROSS PARKING AREA (1)	GARAGE EXCLUSIONS (2)	GROSS FLOOR AREA (RETAIL)	GROSS FLOOR AREA (RESI)	GROSS FLOOR AREA (TOTAL)
R	0	0	0	195	195
11	0	0	0	11,915	11,915
10	0	0	0	11,915	11,915
9	0	0	0	19,064	19,064
8	0	0	0	19,064	19,064
7	0	0	0	19,367	19,367
6	0	0	0	19,367	19,367
5	0	0	0	19,367	19,367
4	0	0	0	19,367	19,367
3	0	0	0	19,367	19,367
2	0	0	0	13,295	13,295
1	4,378	0	3,825	13,971	17,796
P1	24,605	4,181	0	0	0
P2	26,657	2,130	0	0	0
P3	9,093	1,109	0	0	0
TOTAL	64,733	7,420	3,825	186,254	190,079

(1) Gross Parking Area includes parking garage, parking garage ramp, loading, & bike room.

(2) Garage Exclusions include Storage, Mechanical shafts, and dedicated MEP spaces.

SITE AREA	32,102
PROPOSED FAR	5.92

FAR CALCULATIONS		
	FAR	AREA (SF)
TOTAL SITE AREA		32,102.00
SITE AREA ALLOCATED TO COMMERCIAL		1,125.00
SITE AREA ALLOCATED TO RESIDENTIAL		30,977.00
BASE DENSITY	3.00	96,306.00
BASE DENSITY GFA - COMMERCIAL		3,375.00
BASE DENSITY GFA - RESIDENTIAL		92,931.00
LEED GOLD BONUS	0.40	12,840.80
LEED GOLD BONUS DENSITY GFA - COMM		450.00
LEED GOLD BONUS DENSITY GFA - RES		12,390.80
TOTAL FAR/GFA WITH LEED GOLD	3.40	109,146.80
COMMERCIAL GFA		3,825.00
RESIDENTIAL GFA		105,321.80
ADDITIONAL COMMUNITY BENEFIT BONUS	2.52	80,932.20
TOTAL PROPOSED FAR/GFA	5.92	190,079.00

FAR CALCULATIONS		
	FAR	AREA (SF)
TOTAL SITE AREA		32,102.00
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TOTAL PROPOSED FAR/GFA	5.92	190,079.00





Figure 002
Joyce Motors, primary elevation. EHT Tracerics, August 2019.



Figure 003
Detail of porcelain enamel panels. EHT Tracerics, December 2018.



Figure 004
Detail of structural glass walls. EHT Tracerics, December 2018.

Character Defining Features, Exterior

- Large Plate Glass Windows
- Glazed, Overhead Garage Doors
- Corner Bumper Guards
- Porcelain Enamel Panels
- Rounded/Curved Edges (Corners)
- Green Triple Speedline/Stripes



Figure 014
Plate glass window. EHT Tracerics, December 2018.



Figure 015
Detail of garage bay doors. EHT Tracerics, August 2019.



Figure 016
Corner bumper guards at garage bay entrance. EHT Tracerics, August 2019.



Figure 017
Detail of green porcelain enamel panels with rounded corner. EHT Tracerics, August 2019.



Figure 018
Curved edges at corner and speedlines. EHT Tracerics, August 2019.

NOTE: THESE EXHIBITS ARE EXTRACTED FROM THE HISTORIC PRESERVATION PLAN INCLUDED AS A SUPPORTING DOCUMENT TO THE FINAL 4.1 SUBMISSION #4 DOCUMENTS, DATED APRIL 2022.

A timeline of ownership of the building can be pieced together from data found in the 1950s and 1960s Arlington County City Directories. According to the records the building changed hands seven times, becoming Joyce Motors sometime 1967 and 1970:

- 1955 - Burr Heishmann's Owner: Harold J Heishmann. This was one of two Heishmann locations, the other was at 1503 Lee Highway.
- 1957 - Harry's Texaco Station Owner: Harry F Harris
- 1959 Kirchner's Texaco Service Owner: Robert W. Kirchner
- 1961 Texaco Service Owner: Joseph Abdo
- 1961: Abdo's Texaco Service
- 1964 Poland's Texaco Service Owner: Jerome E. Poland
- 1966 Vacant
- 1967 Car-matic systems, transmission, motor sales and Service
- 1970 Joyce Motors Used Cars

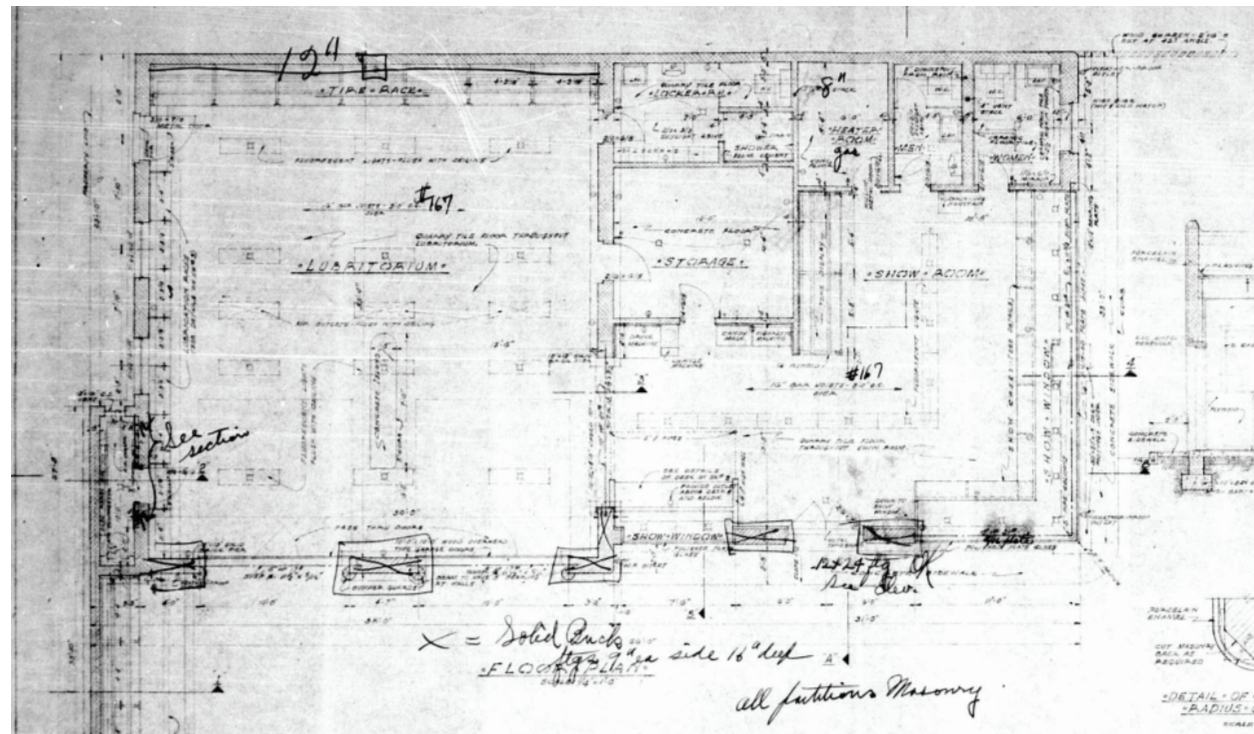


Figure 009
Detail of floor plan section from original building Permit #23710, December 5th, 1949. Arlington Public Library, Center for Local History.

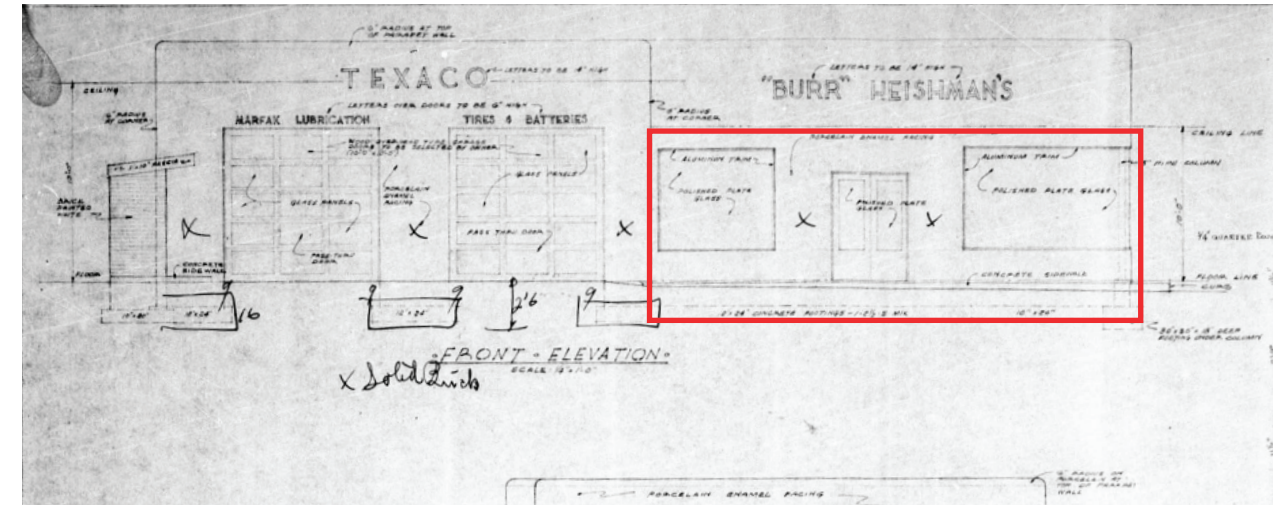


Figure 007
Plat of facade from original building permit #23710, December 5, 1949. Arlington Public Library, Center for Local History.

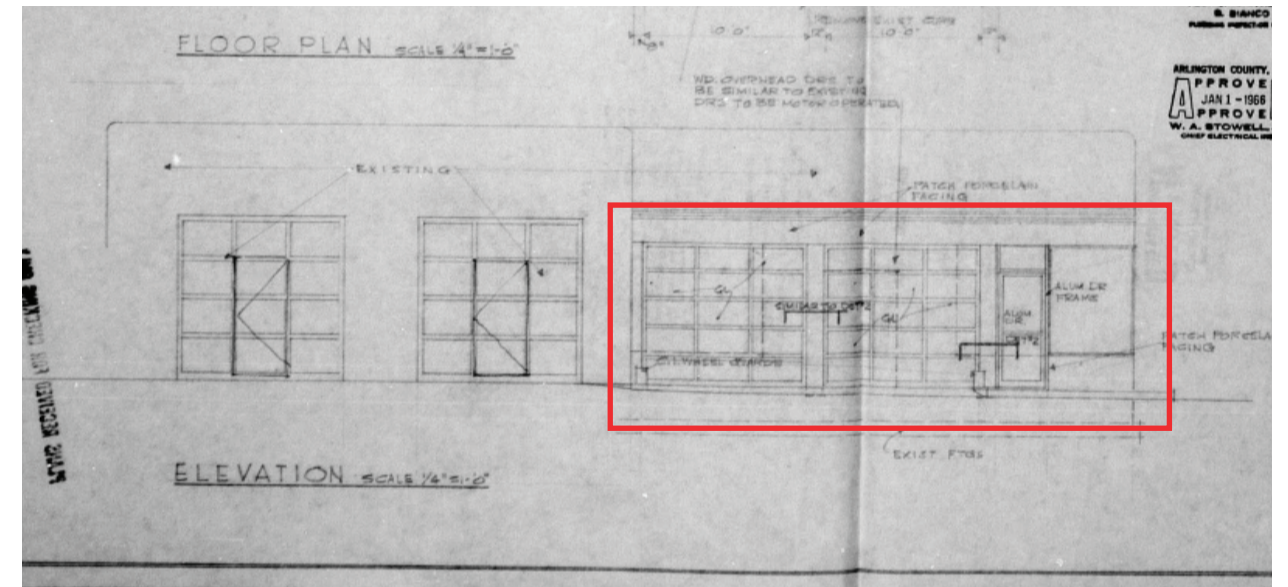


Figure 008
Plat showing alterations to facade from Permit to Alter 25608, November 23, 1965. Arlington Public Library, Center for Local History.

NOTE: THESE EXHIBITS ARE EXTRACTED FROM THE HISTORIC PRESERVATION PLAN INCLUDED AS A SUPPORTING DOCUMENT TO THE FINAL 4.1 SUBMISSION #4 DOCUMENTS, DATED APRIL 2022.



ANTUNOVICH ASSOCIATES

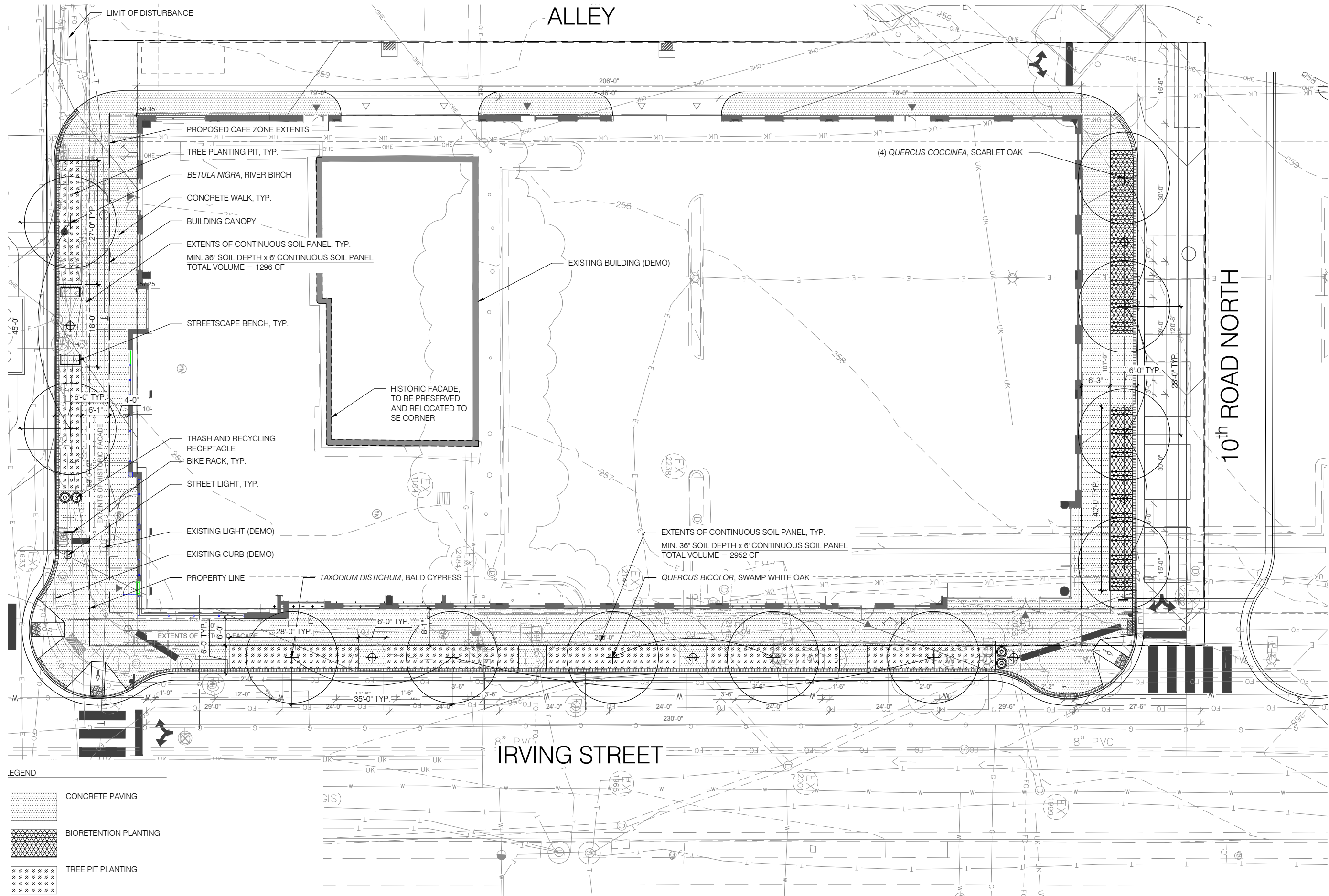


10TH & IRVING (JOYCE MOTORS ASSEMBLAGE)

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SOUTHEAST RENDERING

ARLINGTON, VA • JUNE 16, 2022



LIMIT OF DISTURBANCE

ALLEY

10th ROAD NORTH

IRVING STREET

PROPOSED CAFE ZONE EXTENTS

TREE PLANTING PIT, TYP.

BETULA NIGRA, RIVER BIRCH

CONCRETE WALK, TYP.

BUILDING CANOPY

EXTENTS OF CONTINUOUS SOIL PANEL, TYP.
MIN. 36" SOIL DEPTH x 6' CONTINUOUS SOIL PANEL
TOTAL VOLUME = 1296 CF

STREETSCAPE BENCH, TYP.

TRASH AND RECYCLING RECEPTACLE

BIKE RACK, TYP.

STREET LIGHT, TYP.

EXISTING LIGHT (DEMO)

EXISTING CURB (DEMO)

PROPERTY LINE

TAXODIUM DISTICHUM, BALD CYPRESS

EXISTING BUILDING (DEMO)




HISTORIC FACADE,
TO BE PRESERVED
AND RELOCATED TO
SE CORNER

(4) QUERCUS COCCINEA, SCARLET OAK

EXTENTS OF CONTINUOUS SOIL PANEL, TYP.
MIN. 36" SOIL DEPTH x 6' CONTINUOUS SOIL PANEL
TOTAL VOLUME = 2952 CF

QUERCUS BICOLOR, SWAMP WHITE OAK

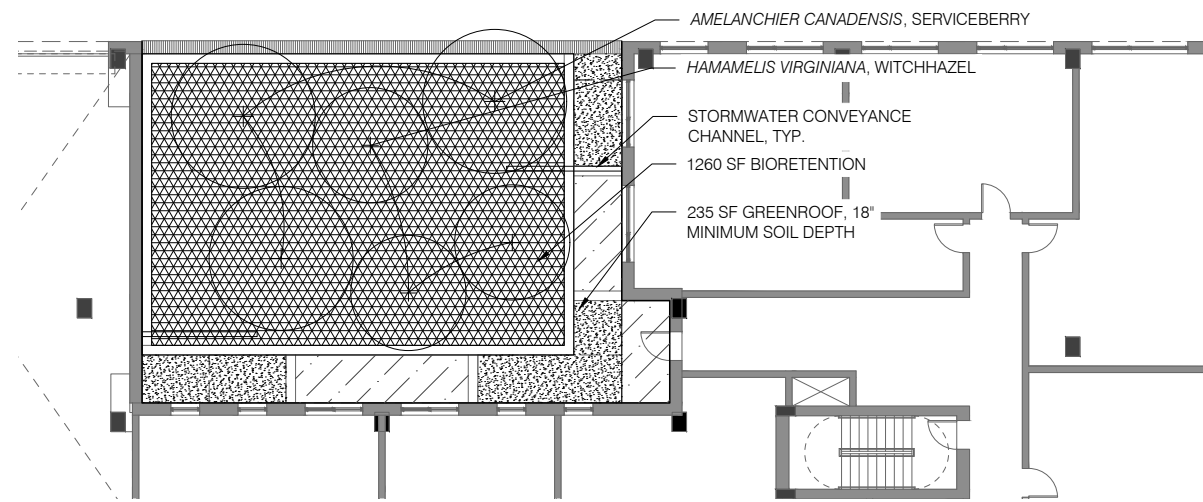
LEGEND

-  CONCRETE PAVING
-  BIORETENTION PLANTING
-  TREE PIT PLANTING

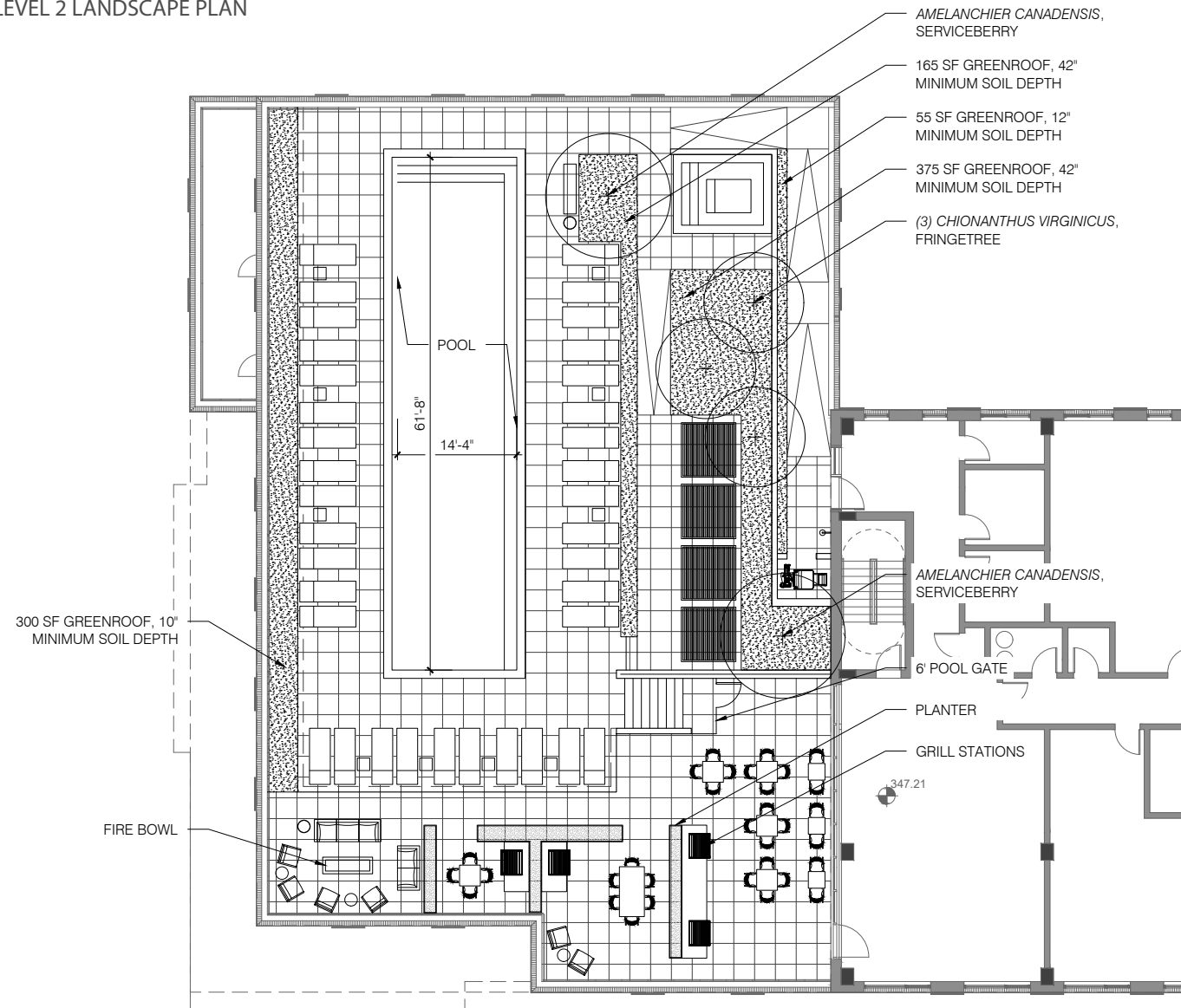
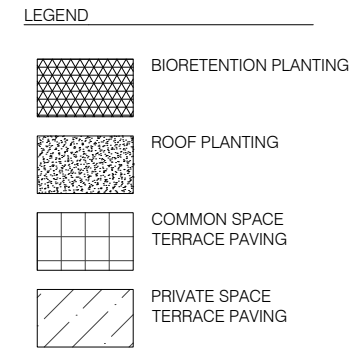
NOTE: THIS DRAWING IS AS SUBMITTED IN THE FINAL 4.1 SUBMISSION #4 DOCUMENTS, DATED 4/29/22, SHEET L1-1.

SCALE: 3/64" = 1' 00 10.7 21.3 42.6

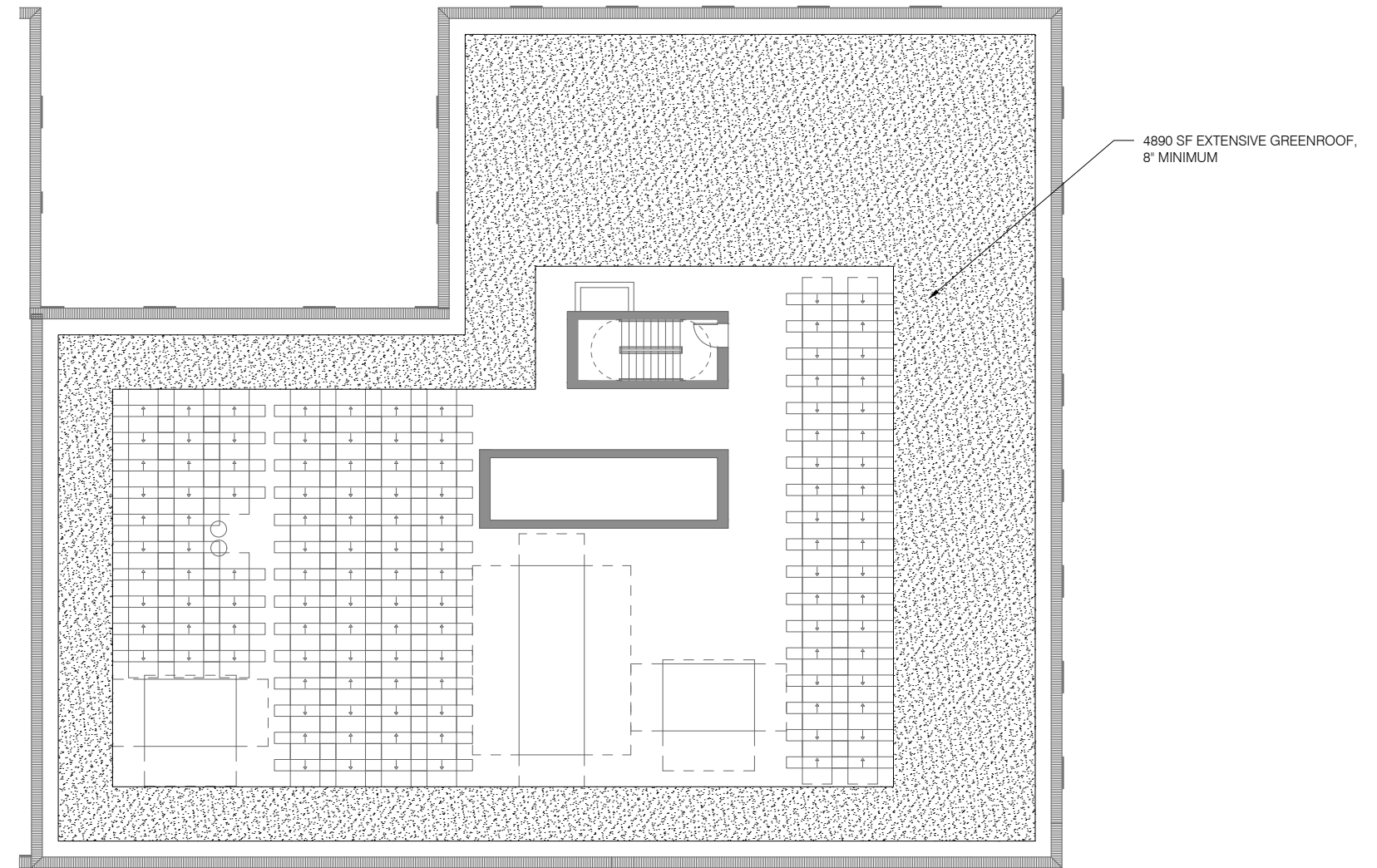




LEVEL 2 LANDSCAPE PLAN

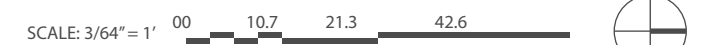


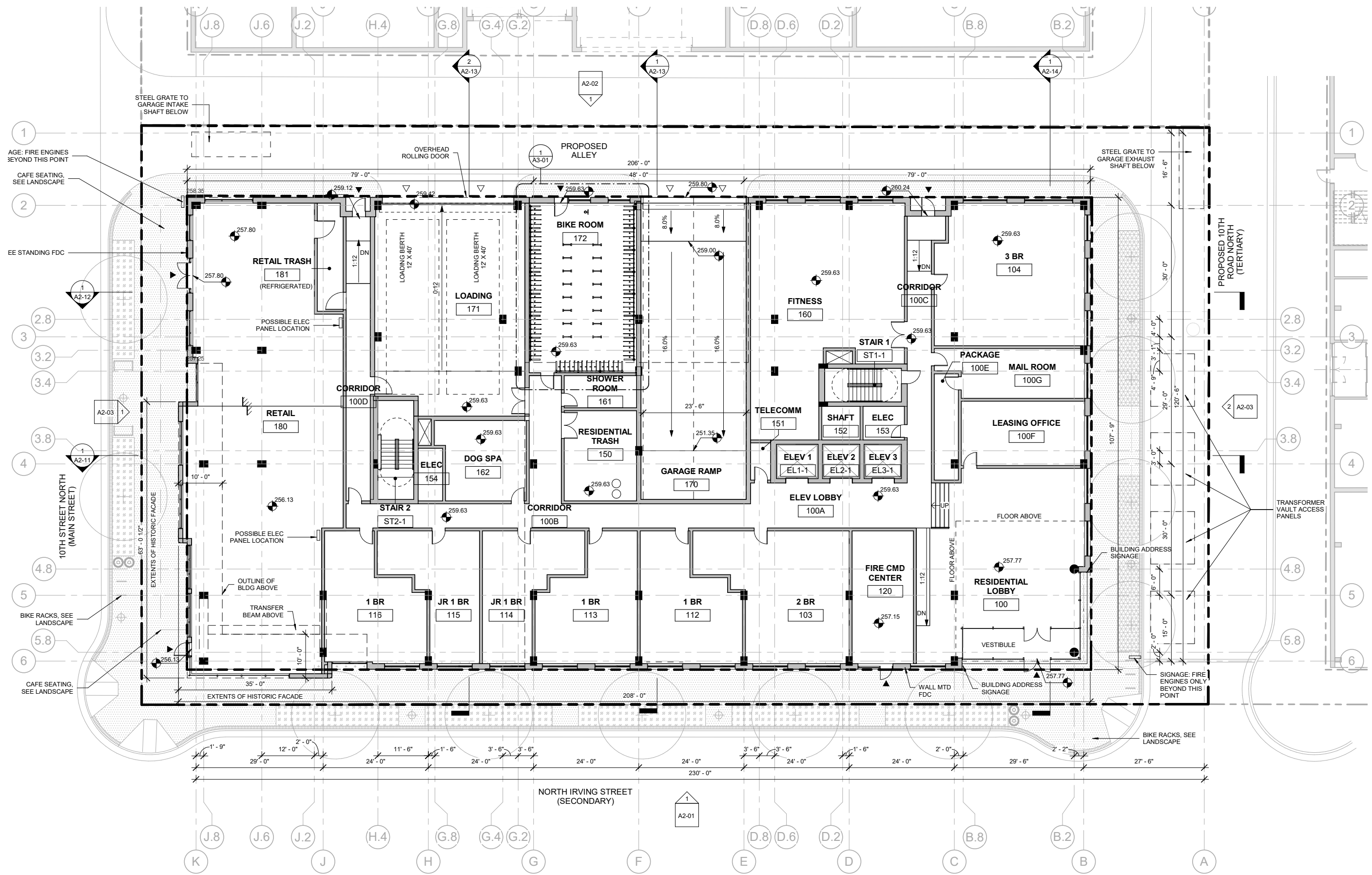
LEVEL 10 LANDSCAPE PLAN



ROOF LEVEL LANDSCAPE PLAN

NOTE: THIS DRAWING IS AS SUBMITTED IN THE FINAL 4.1 SUBMISSION #4 DOCUMENTS, DATED 4/29/22, SHEET L1-2.





NOTE: THIS DRAWING IS AS SUBMITTED IN THE FINAL 4.1 SUBMISSION #4 DOCUMENTS, DATED 4/29/22, SHEET A1-01.

SCALE: 3/64" = 1' 00 10.7 21.3 42.6

PARKING TABULATIONS			
FLOOR	TYPE	RESIDENTIAL (R)	RETAIL (M)
P1	F	38	3
	C	1	0
	EV	6	0
	ADA	1	1
	ADA-VAN	1	0
P2	F	60	0
	C	4	0
	ADA	2	0
	ADA-VAN	0	0
P3	F	23	0
	C	4	0
	ADA	0	0
	ADA-VAN	0	0
TOTAL		140	4
		TOTAL PARKING	144
		TOTAL ADA PARKING	4
		TOTAL RESIDENTIAL UNITS	241
		RECOMMENDED RESI PKG RATIO (3)	0.4
		RECOMMENDED RESI PARKING	97
		PROPOSED RESI PARKING	140
		PROPOSED RESI PARKING RATIO	0.58
		TOTAL RETAIL AREA	3,825
		REQ'D RETAIL PARKING RATIO	1 / 1000 SF
		REQ'D RETAL PARKING	4
		PROPOSED RETAIL PARKING	4
		PROPOSED RETAIL PARKING RATIO	1/957

(3) Rosslyn-Ballston Metro Corridor recommended parking ratio is not established for the 10th & Irving project site, however is assumed to be 0.4 for this tabulation.

BIKE PARKING TABULATIONS		
FLOOR	CLASS I	CLASS III
LEVEL 1	100	10
TOTAL	100	10
TOTAL BIKE PARKING		110
TOTAL RESIDENTIAL UNITS		241
REQ'D RESI BIKE RATIO		2/5
REQ'D RESI BIKE PARKING		97
TOTAL RETAIL AREA		3,825
REQ'D RETAIL BIKE RATIO		1 / 25,000 SF
REQ'D RETAIL BIKE PARKING		1
REQUIRED CLASS I BIKE PARKING		98
PROPOSED CLASS I BIKE PARKING (4)		100
TOTAL RESIDENTIAL UNITS		241
REQ'D RESI VISITOR BIKE RATIO		1/50
REQ'D RESI VISITOR BIKE PARKING		5
TOTAL RETAIL AREA		3,825
REQ'D RETAIL VISITOR BIKE RATIO		1 / 5,000 SF
REQ'D RETAL VISITOR BIKE PARKING		1
REQUIRED CLASS III BIKE PARKING		6
PROPOSED CLASS III BIKE PARKING (5)		10

(4) See Sheet A4-01 for bike room plans and details.

(5) See Landscape plan for streestape bike parking locations.

LOADING TABULATIONS			
FLOOR	RESIDENTIAL	RETAIL	SHARED (RET/RES)
LEVEL 1	1	0	1
TOTAL	1	0	1
TOTAL LOADING			2
TOTAL RESIDENTIAL UNITS		241	
REQ'D RESI LOADING RATIO		1/200	
REQ'D RESI LOADING		2	
PROPOSED RESI LOADING		2	
TOTAL RETAIL AREA		3,825	
REQ'D RETAIL LOADING RATIO (6)		1 / >3000 SF 1 / >15,000 SF	
REQ'D RETAL LOADING		1	
PROPOSED RETAIL LOADING		1	

(6) Over 3,000 sq. ft of floor area designed or adaptable for retail business purposes, One loading space; one additional space for more than 15,000 sq. ft.



COMMUNITY BENEFITS



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



THANK YOU!



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