

## PROJECT TEAM

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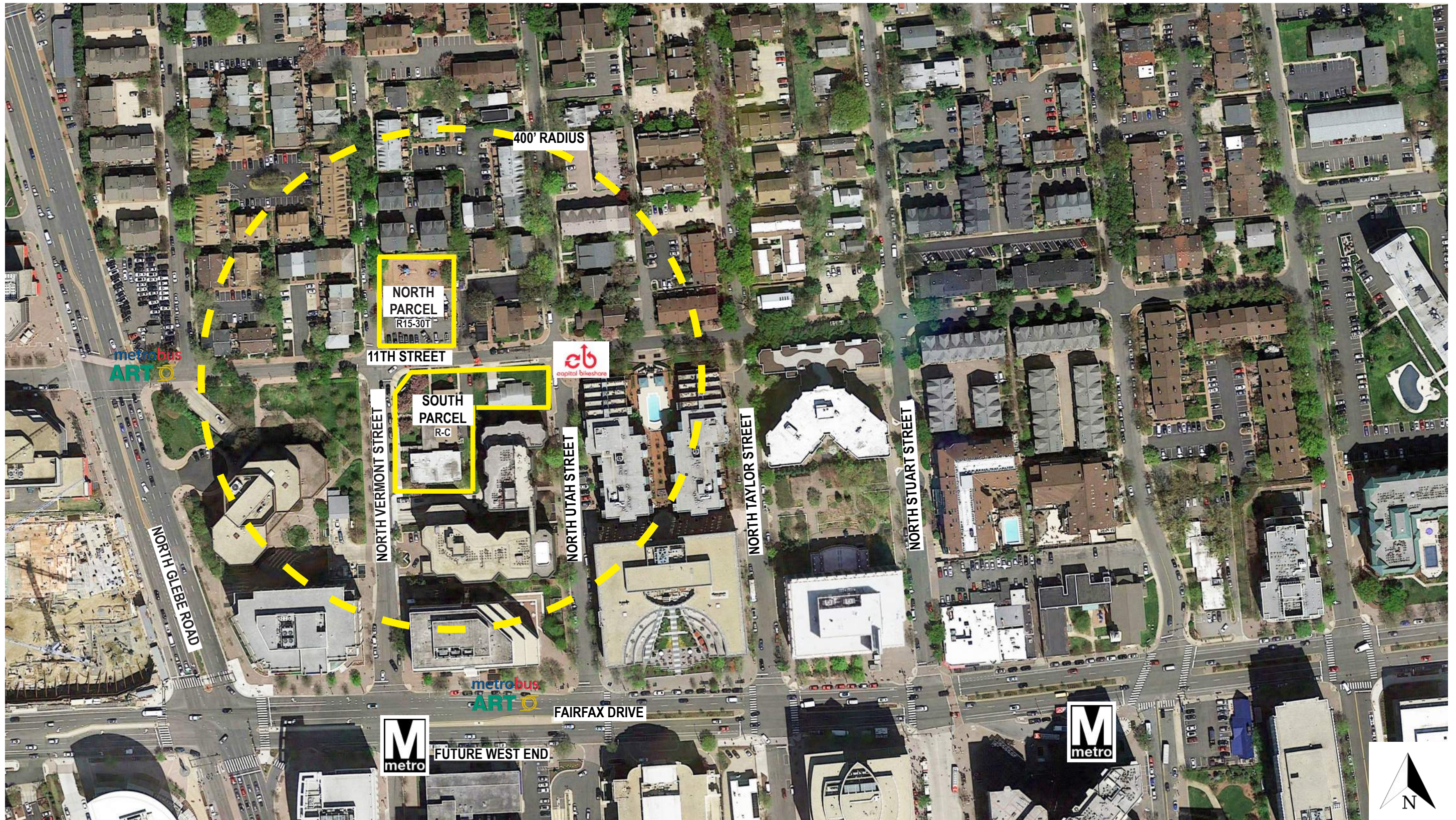
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## 11TH & VERMONT



## PLANNING COMMISSION [PC] 02/12/208



11th & North Vermont - Context Plan

Ballston, VA





# Arlington County, Virginia



**Legend**

**Street Names**

**Metro Stations**

- Metro Blue Line Station
- Metro Orange Line Station
- Metro Orange/Blue Line Station
- Metro Orange/Silver/Blue Line Station
- Metro Orange/Silver Line Station
- Metro Yellow/Blue Line Station

**Metro Rail Lines**

- Blue Line
- Blue-Orange Line
- Blue-Orange-Silver Line
- Blue-Yellow Line
- Orange Line
- Orange-Silver Line
- Yellow Line

- Metro Station Areas
- Zoning Boundary
- Historic District
- Open Space Zoning
- Parcels
- County Park
- NVRPA Park
- Private Open Space

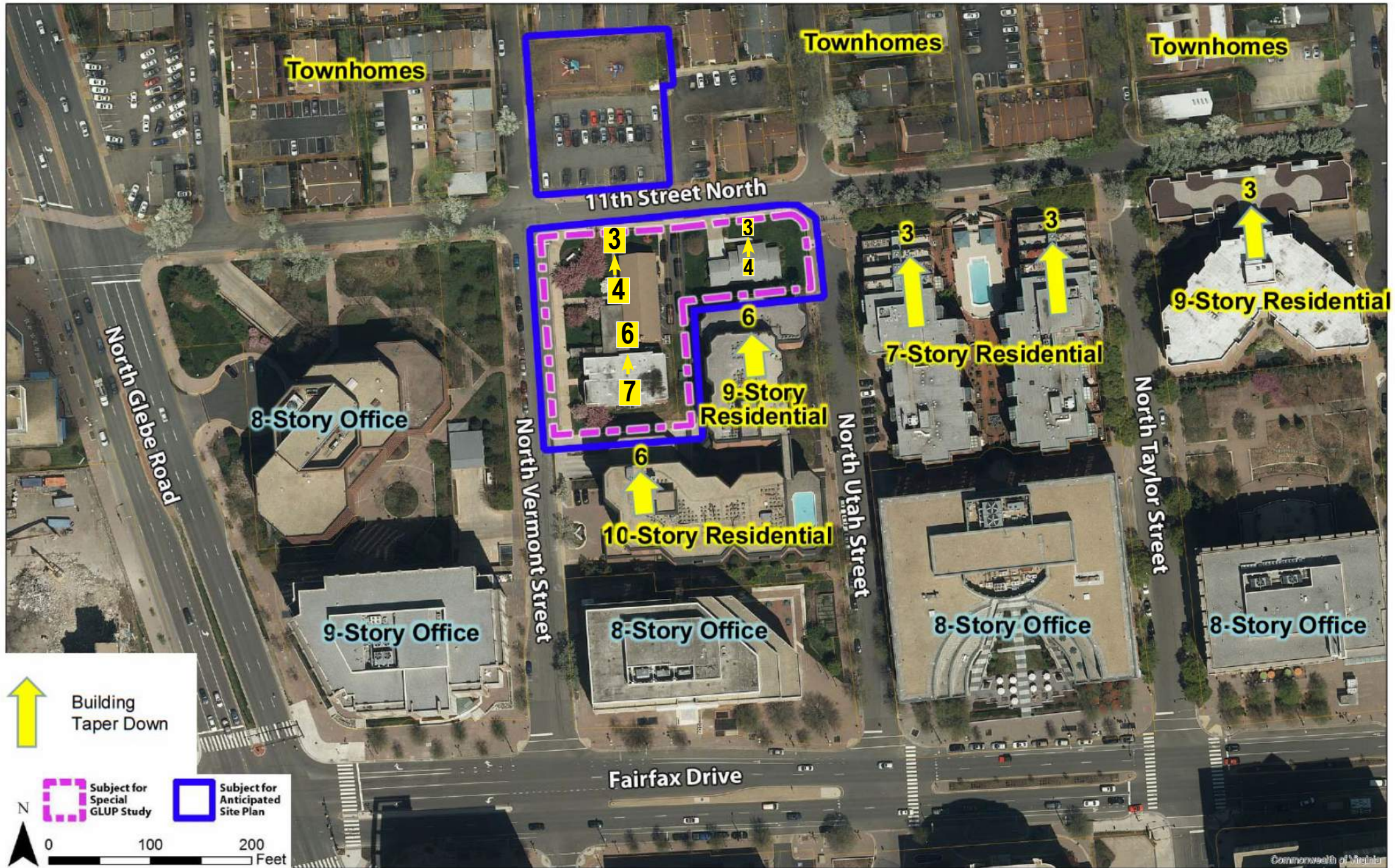
0.1 0 0.03 0.1 Miles

NAD\_1983\_StatePlane\_Virginia\_North\_FIPS\_4501\_Feet  
© Arlington County, VA. GIS Mapping Center

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

**Notes**

# 1. 11<sup>th</sup> Street / Vermont Street Site





INTERSECTION OF 11TH STREET AND NORTH VERMONT SOUTHEAST



VIEW DOWN VERMONT STREET DUE SOUTH



VIEW OF NORTH PARCEL FROM 11TH STREET NORTH EAST



VIEW DOWN NORTH UTAH STREET SOUTH-EAST



VIEW DOWN 11TH STREET SOUTH EAST



INTERSECTION OF 11TH STREET AND NORTH VERMONT DUE NORTH

11th & North Vermont - Context Photos

Ballston, VA



# Project Evolution through SPRC Process - SPRC 1



SPRC 1 - SITE PLAN



SPRC 1 - BIRDS EYE VIEW SOUTHEAST



SPRC 1 - BIRDS EYE VIEW NORTHEAST



SPRC 1 - WEST ELEVATION

**Project Evolution through  
SPRC Process - SPRC 2**



SPRC 2 - SITE PLAN

AMENITY SPACE ON SOUTH PARCEL WAS SHIFTED TO NORTH END OF BUILDING TO PROVIDE SCULPTING TO 11TH STREET



SPRC 2 - BIRDS EYE VIEW SOUTHEAST



SPRC 2 - BIRDS EYE VIEW NORTHEAST



SPRC 2 - WEST ELEVATION SCULPTING MULTIFAMILY BUILDING DOWN TO 11TH STREET

**Project Evolution through  
SPRC Process - SPRC 2**



SPRC 2 - SITE PLAN  
NORTH PARCEL TOWNHOME LAYOUT AND ARCHITECTURE REVISED



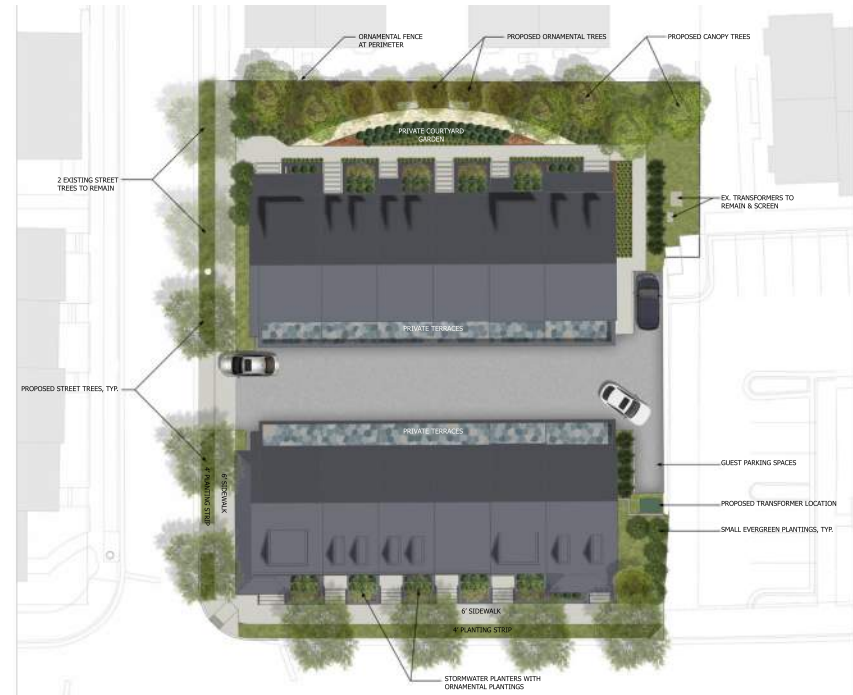
SPRC 1 - TOWNHOME ARCHITECTURE ON NORTH PARCEL MIRRORED MASSING AND CHARACTER OF THE TOWNHOME STYLE UNITS THAT FRONT 11TH STREET ON THE SOUTH PARCEL



SPRC 2 - REORIENTATION OF NORTH PARCEL TOWNHOME LAYOUT. TOWNHOME ARCHITECTURE REVISED TO VERNACULAR DESIGN WITH PITCHED ROOFS, SECONDARY MATERIALS AND FORM



# Project Evolution through SPRC Process - SPRC 3



SPRC 3 - NORTH PARCEL SITE PLAN



SPRC 3 - SOUTH PARCEL SITE PLAN



SPRC 3 - BIRDS EYE VIEW SOUTHEAST

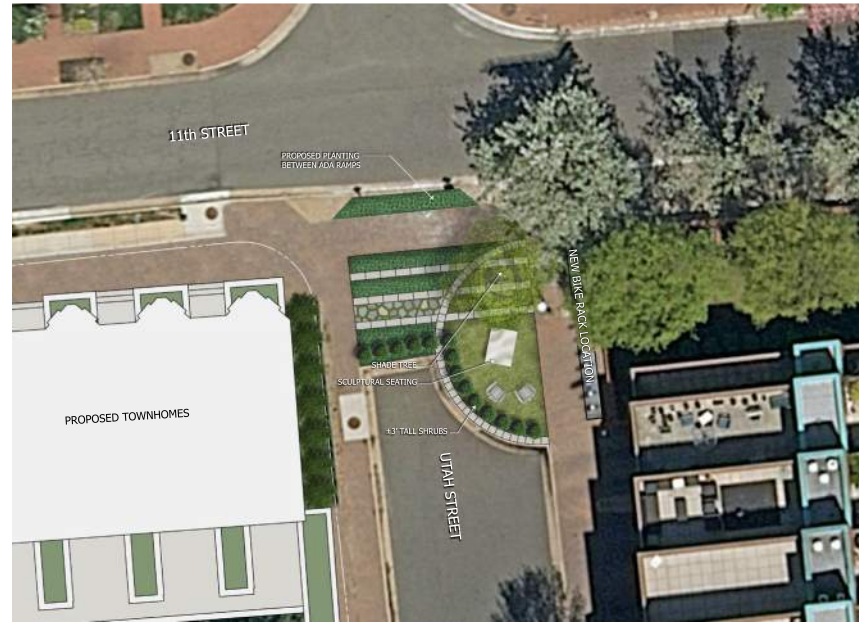


SPRC 3 - BIRDS EYE VIEW NORTHEAST



SPRC 3 - WEST ELEVATION SCULPTING MULTIFAMILY BUILDING SOUTH TO PROVIDE A GREATER TRANSITION NORTH AND SOUTH BETWEEN PROPOSED BUILDING AND WESTVIEW

**Project Evolution through  
SPRC Process - SPRC 4**



SPRC 4 - OPEN SPACE AT NORTH UTAH STREET ADJACENT TO 11TH STREET SITE PLAN



SPRC 4 - ARCHITECTURAL REVISIONS TO WEST FACADE



SPRC 4 - SITE PLAN



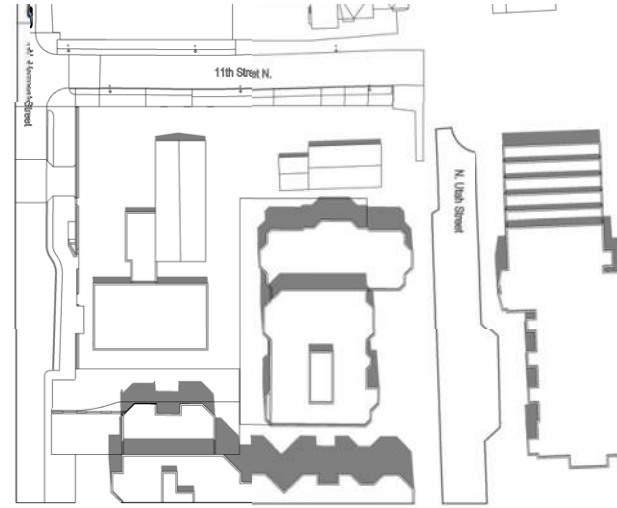
SPRC 4 - OPEN SPACE AT NORTH UTAH STREET ADJACENT TO 11TH STREET



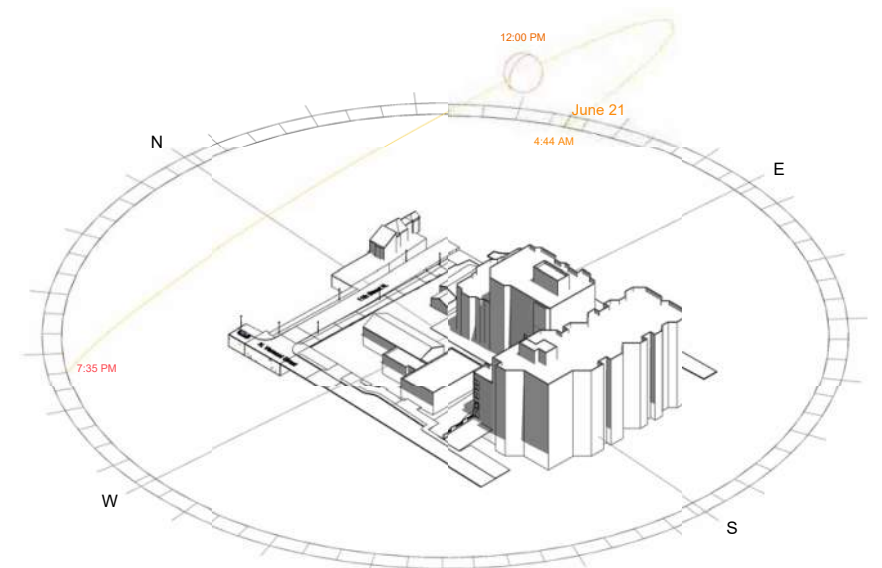
SPRC 4 - ARCHITECTURAL REVISIONS TO EAST FACADE



9:00 am



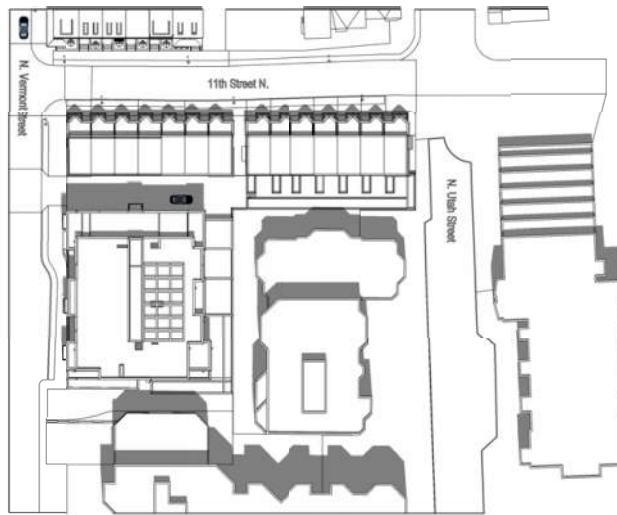
12:00 pm



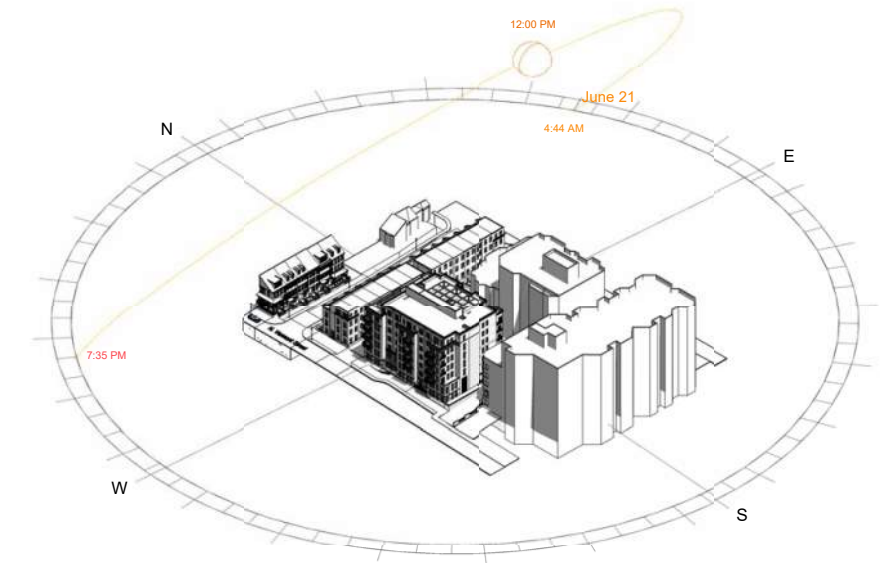
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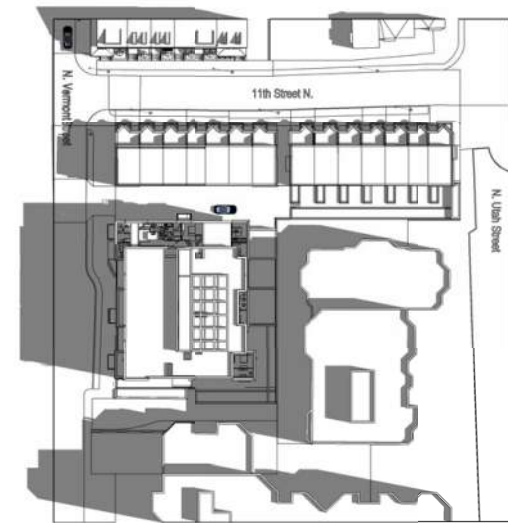
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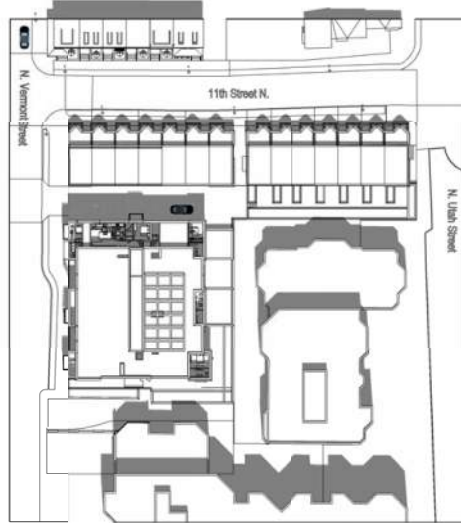
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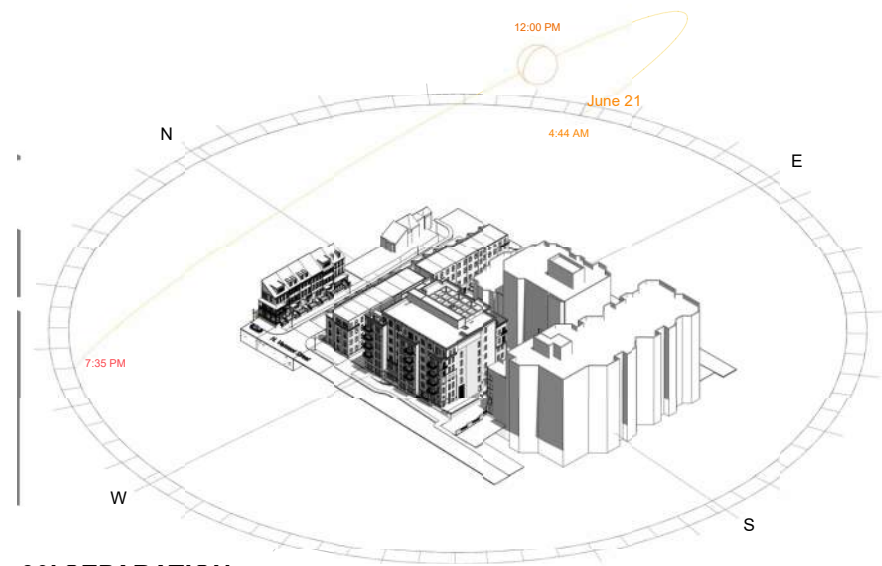
PROPOSED CONDITION



9:00 am

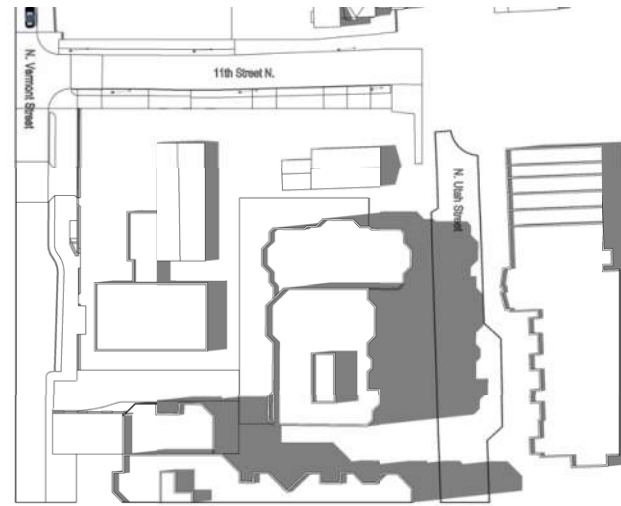


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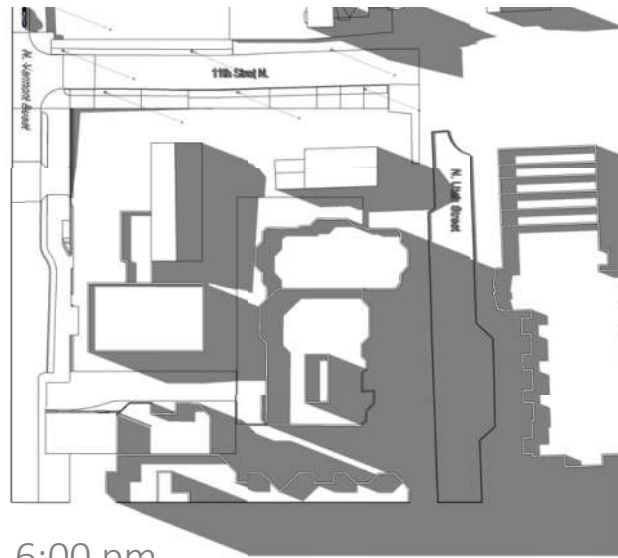


30' SEPARATION

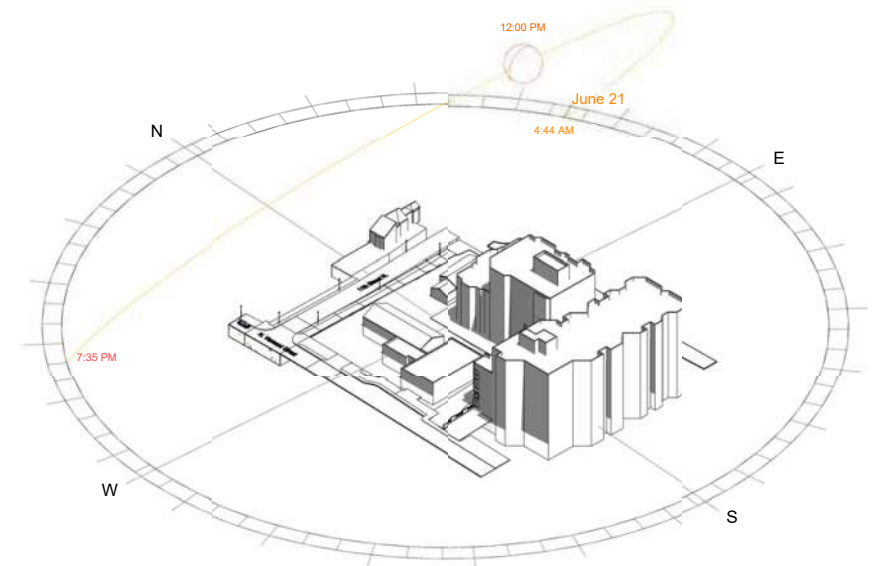
11th & North Vermont - June 21st Summer Solstice 9:00 AM & 12:00 PM



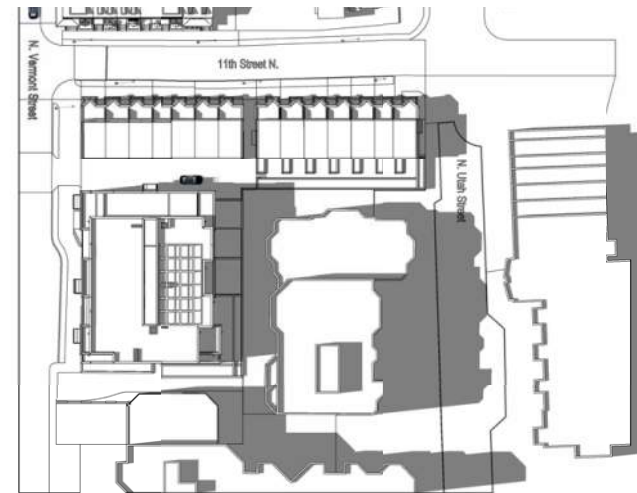
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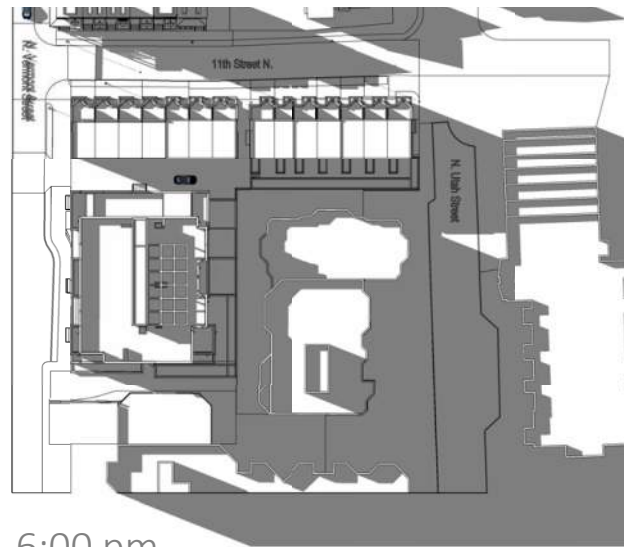
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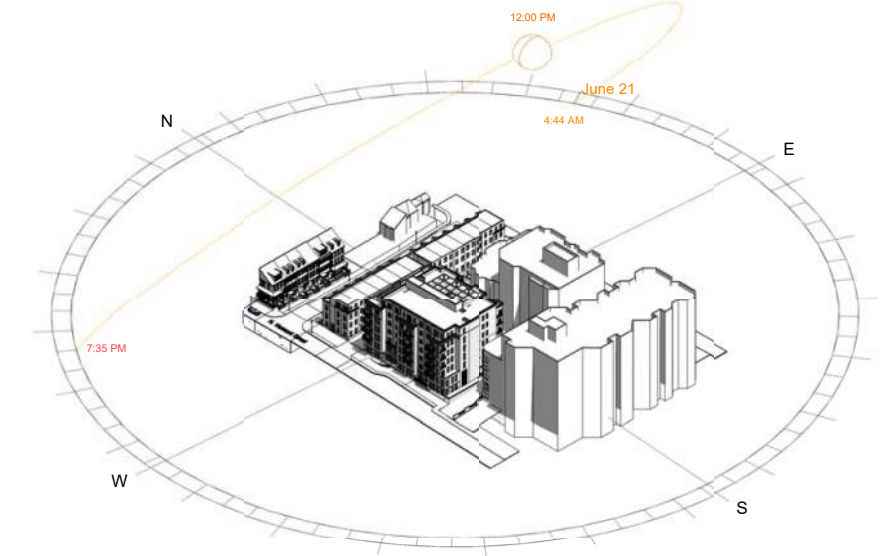
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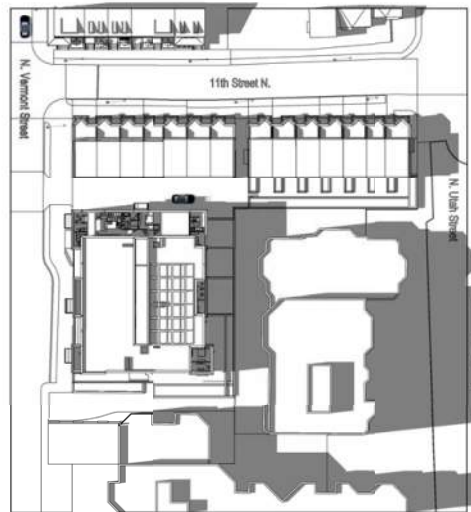
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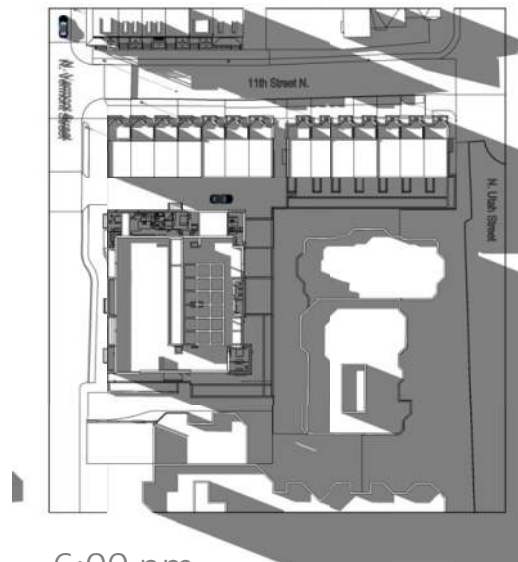
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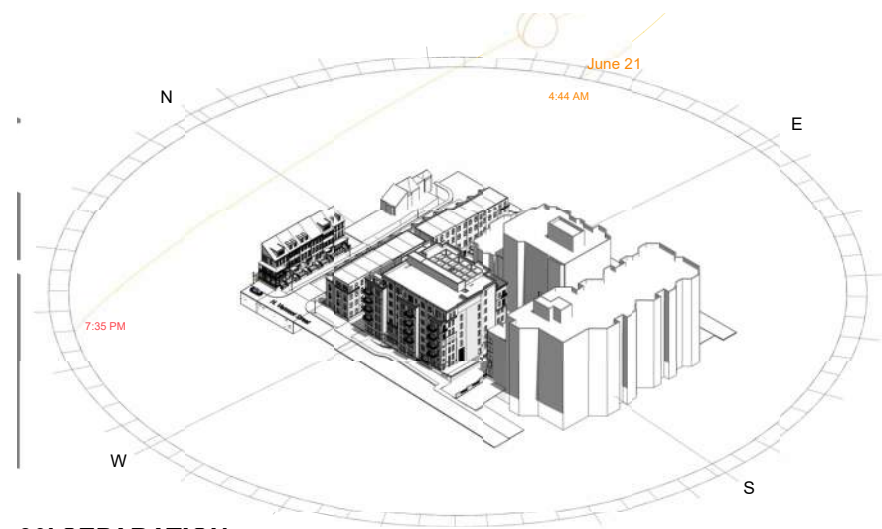
PROPOSED CONDITION



3:00 pm

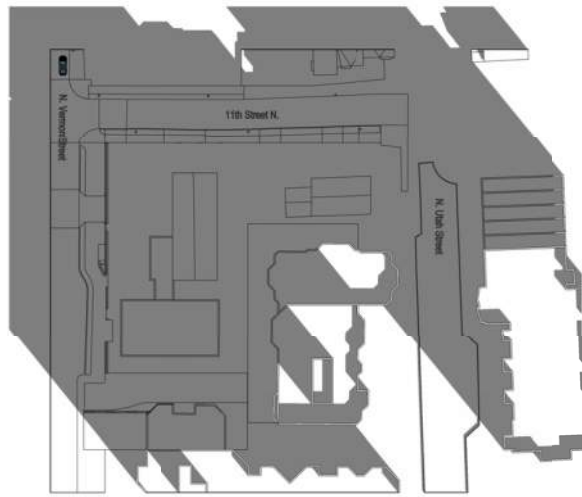


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30' SEPARATION

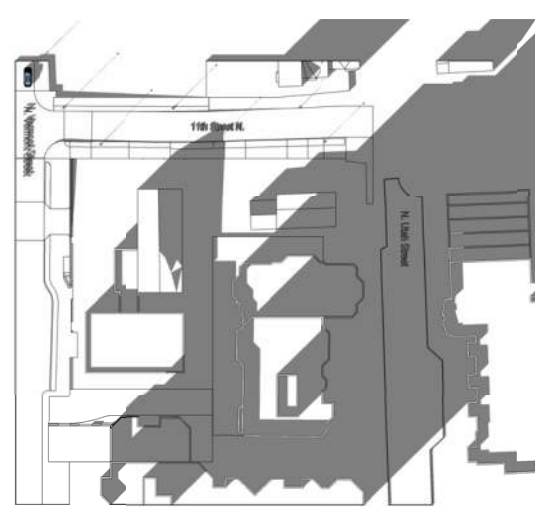
11th & North Vermont - June 21st Summer Solstice 3:00 & 6:00PM



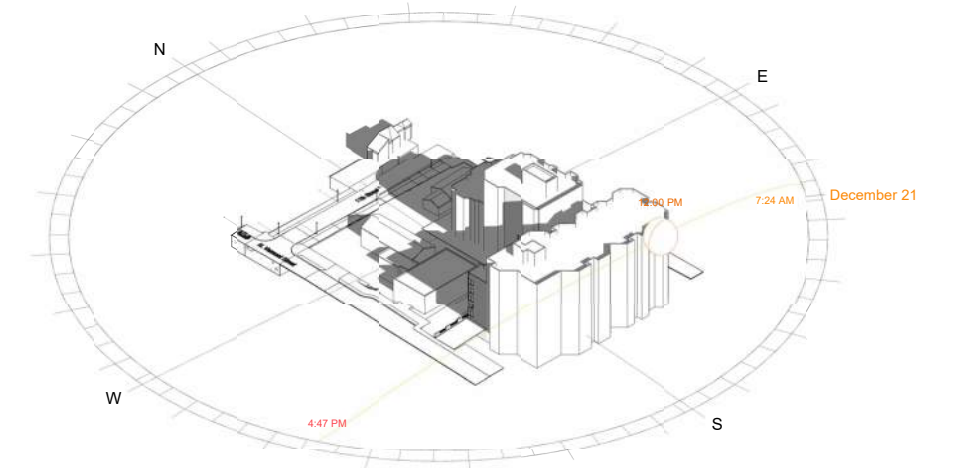
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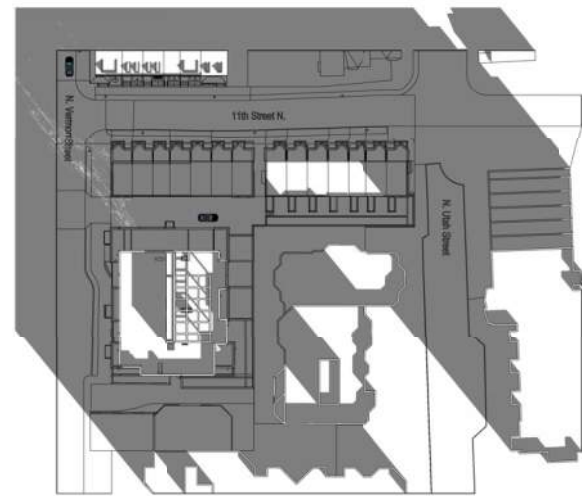
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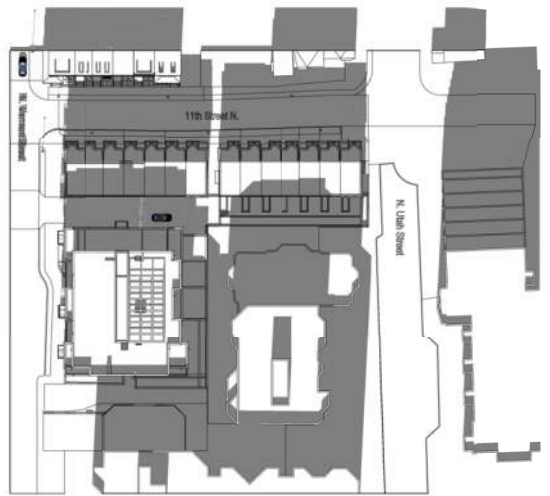
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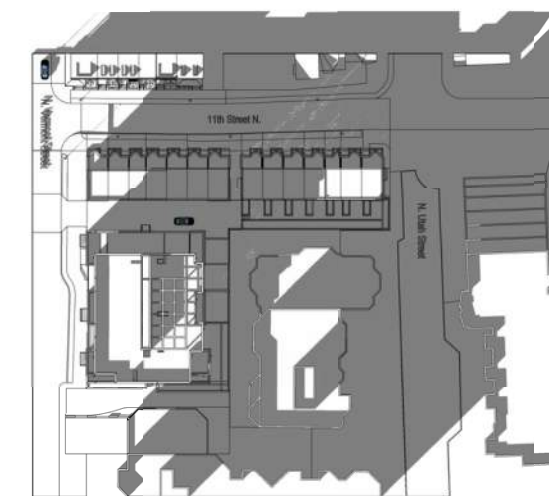
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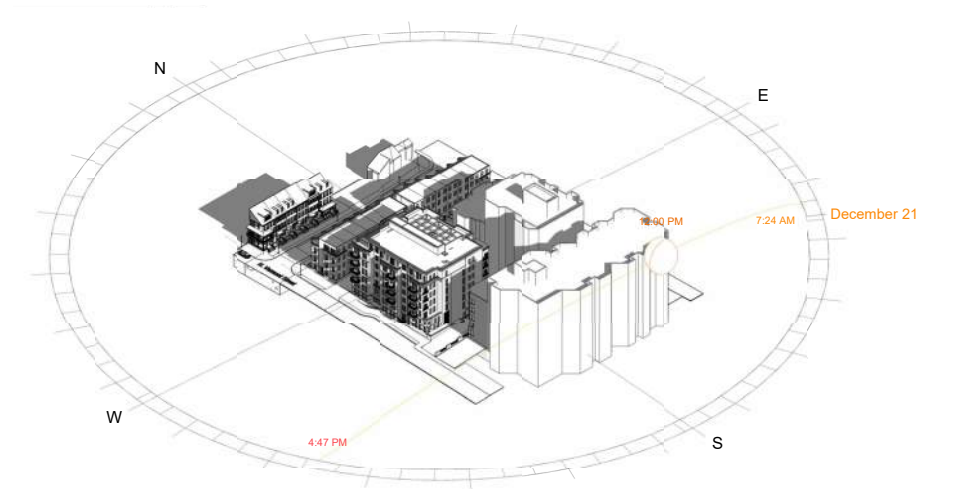
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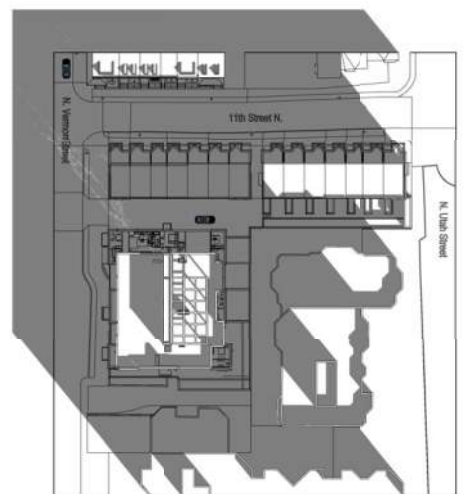
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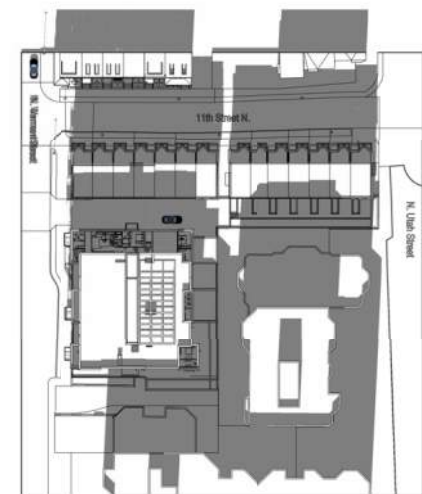
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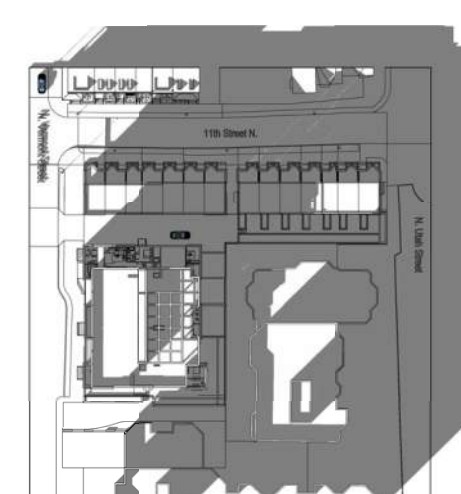
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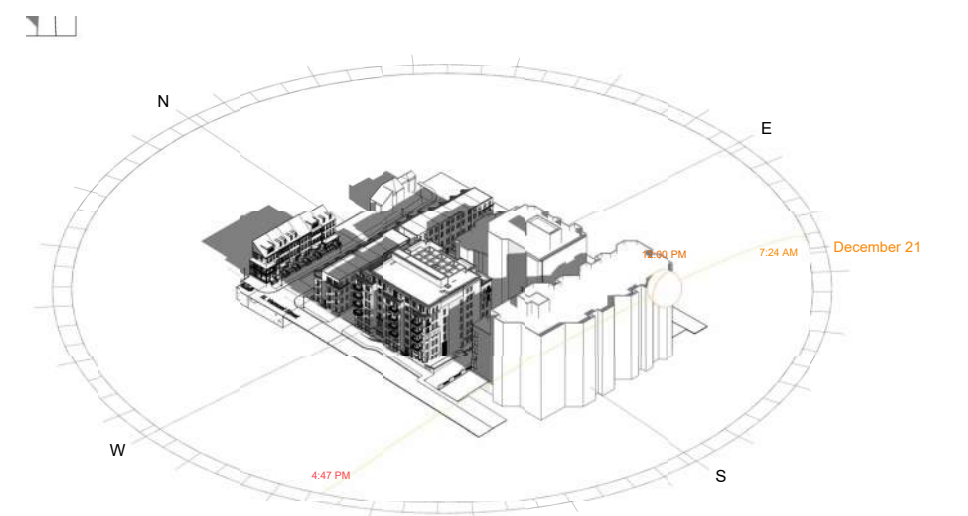
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12:00 pm



3:00 pm



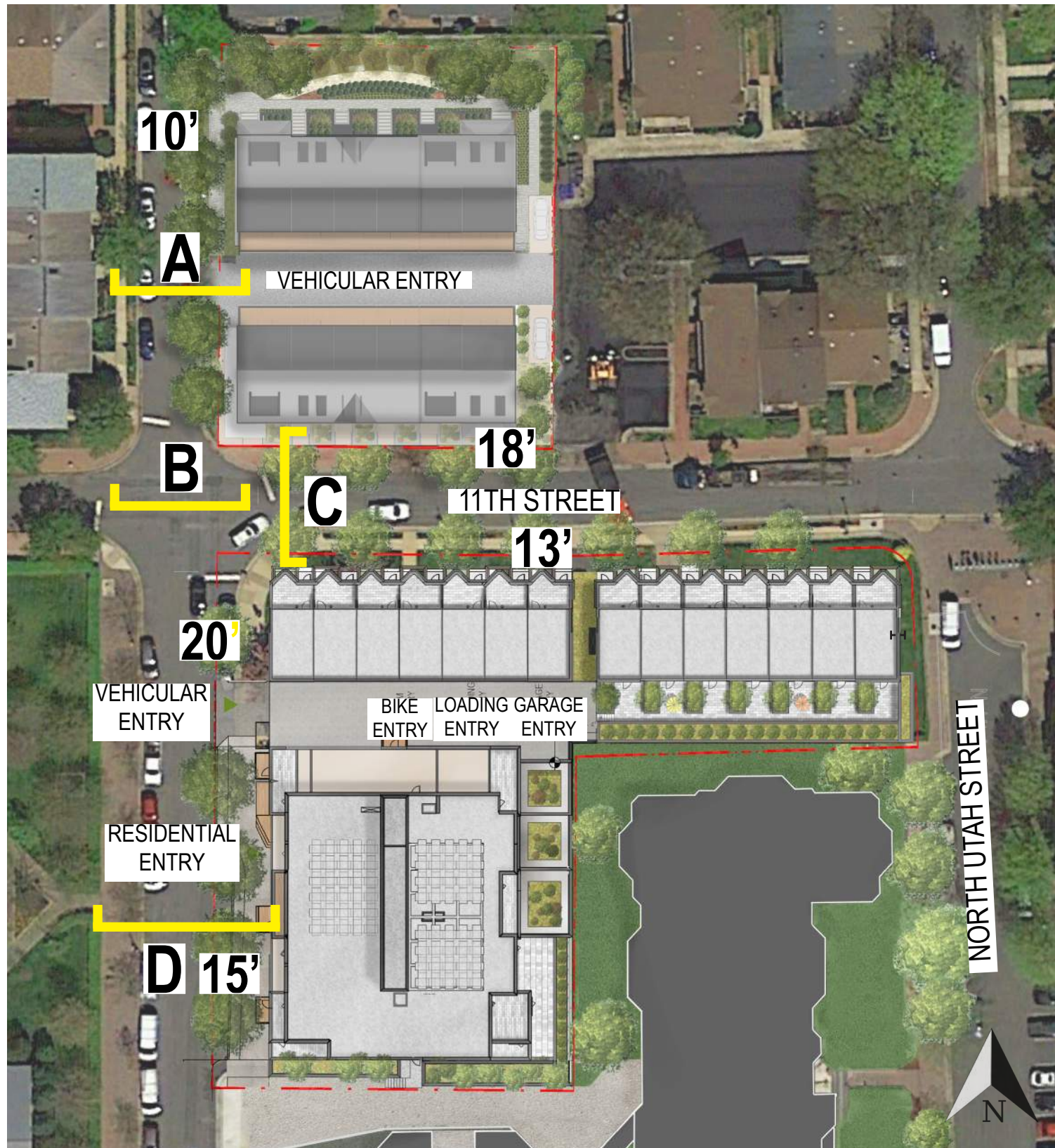
30' SEPARATION



11th & North Vermont - Proposed Site Plan 1"=50'

Ballston, VA



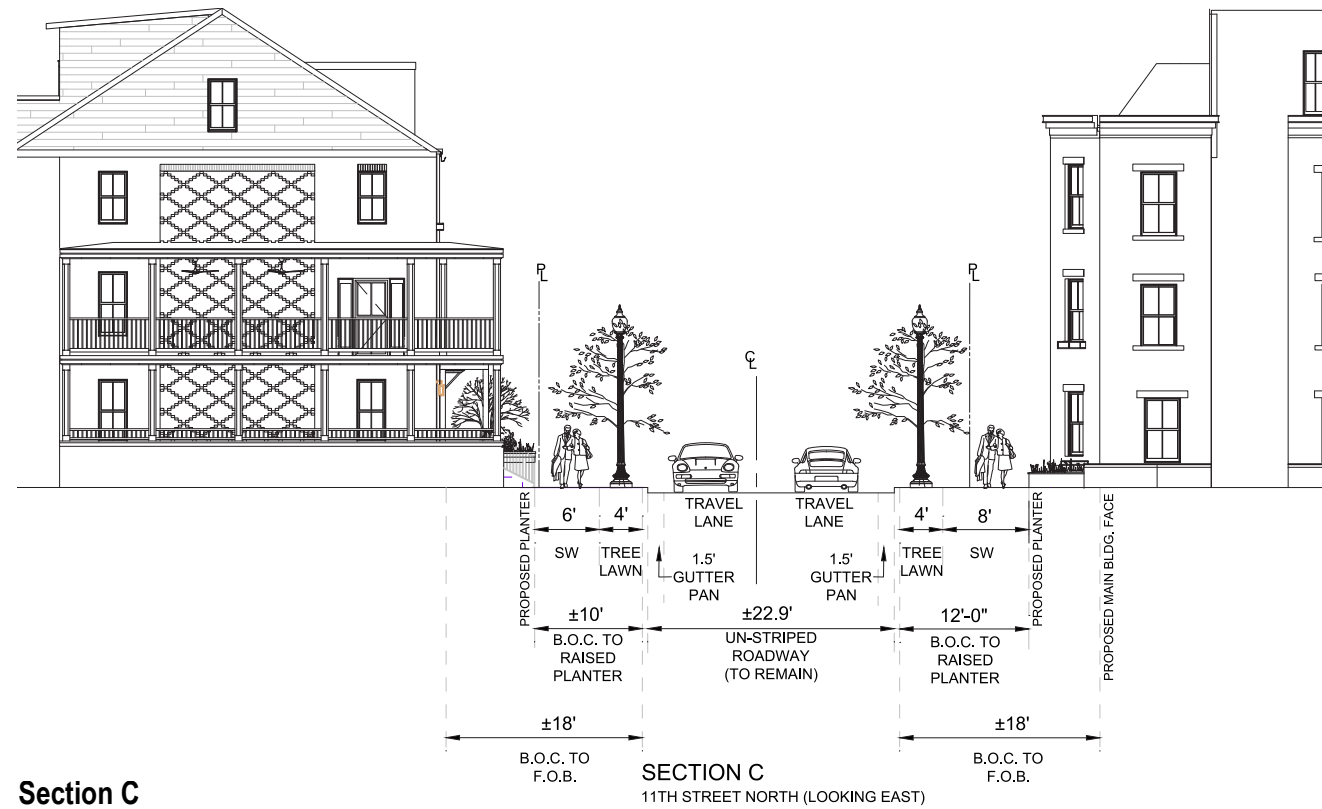


**OVERALL MINIMUM SIDEWALK DIMENSIONS REQUIRED (B.O.C. TO F.O.B.):**

- NORTH VERMONT STREET (NORTH OF 11TH) = 10' MIN SIDEWALK (B.O.C. TO F.O.B.)
- NORTH VERMONT STREET (SOUTH OF 11TH) = 13' MIN SIDEWALK (B.O.C. TO F.O.B.)
- NORTH 11TH STREET (NORTH SIDE) = 10' MIN SIDEWALK (B.O.C. TO F.O.B.)
- NORTH 11TH STREET (SOUTH SIDE) = 13' MIN SIDEWALK (B.O.C. TO F.O.B.)

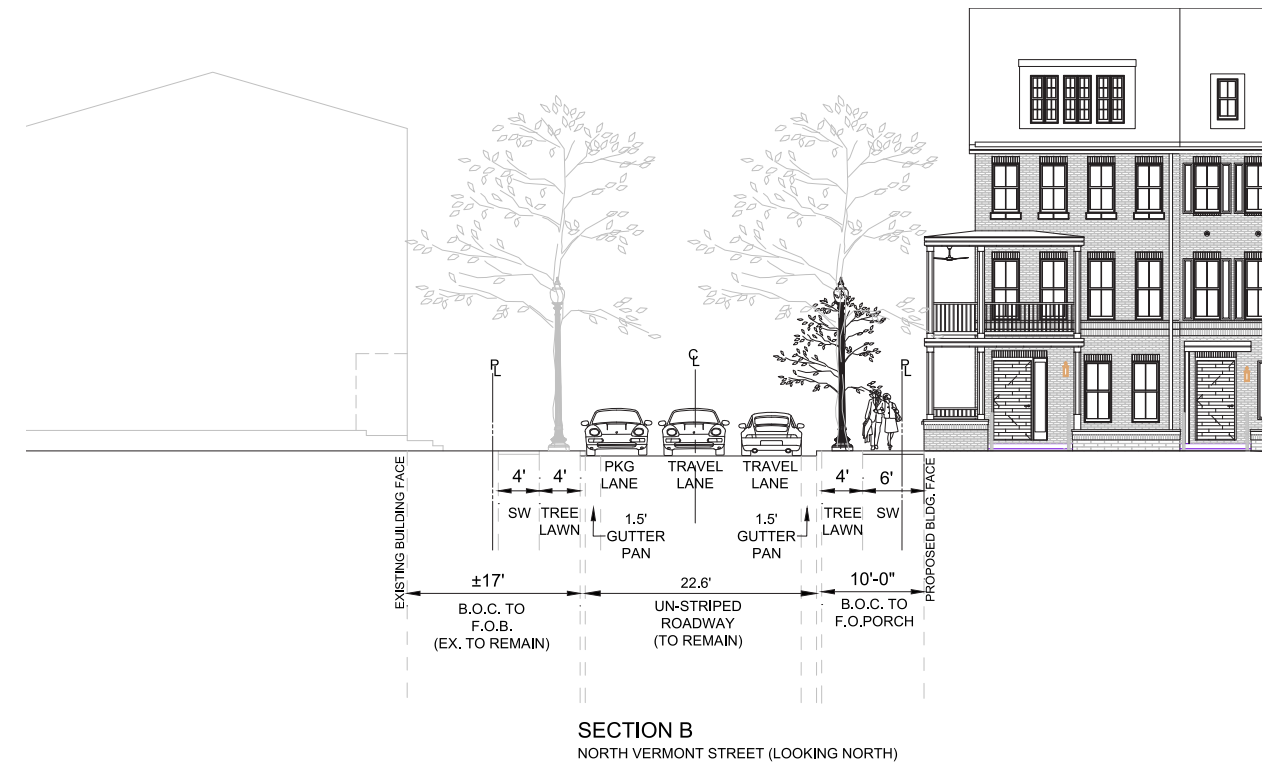
**MINIMUM CLEAR SIDEWALK WIDTHS REQUIRED & PROVIDED:**

- NORTH VERMONT STREET (NORTH OF 11TH) = 6' MIN CLEAR
- NORTH VERMONT STREET (SOUTH OF 11TH) = 8' MIN CLEAR
- NORTH 11TH STREET (NORTH SIDE) = 6' MIN CLEAR
- NORTH 11TH STREET (SOUTH SIDE) = 8' MIN CLEAR



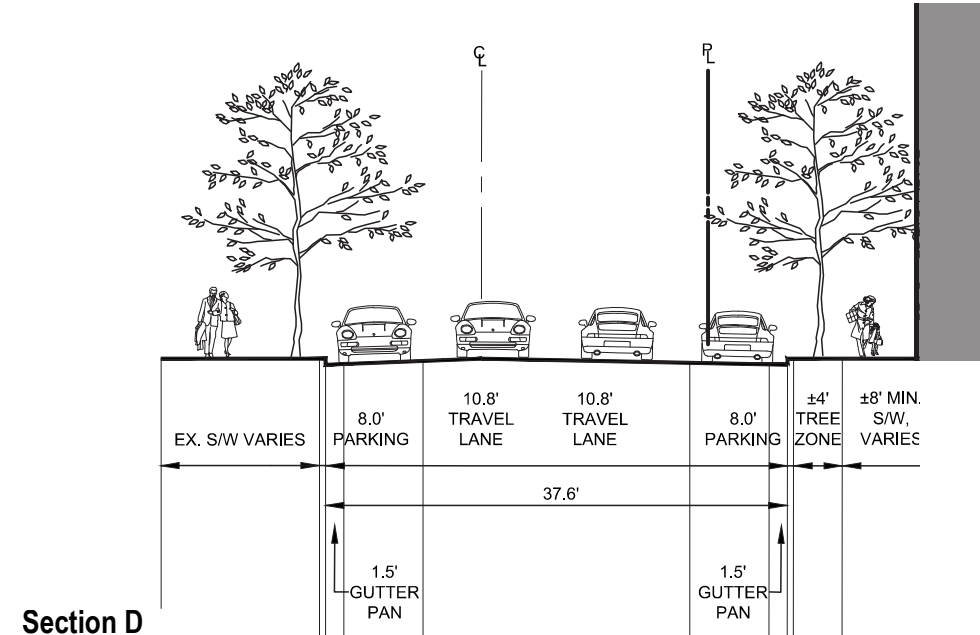
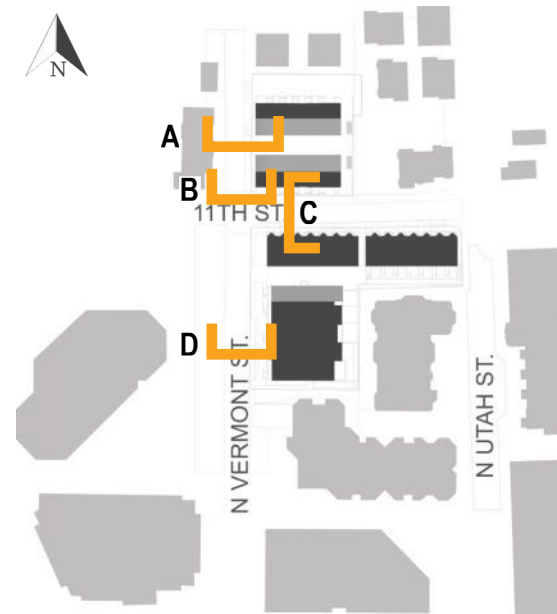
Section C

SECTION C  
11TH STREET NORTH (LOOKING EAST)

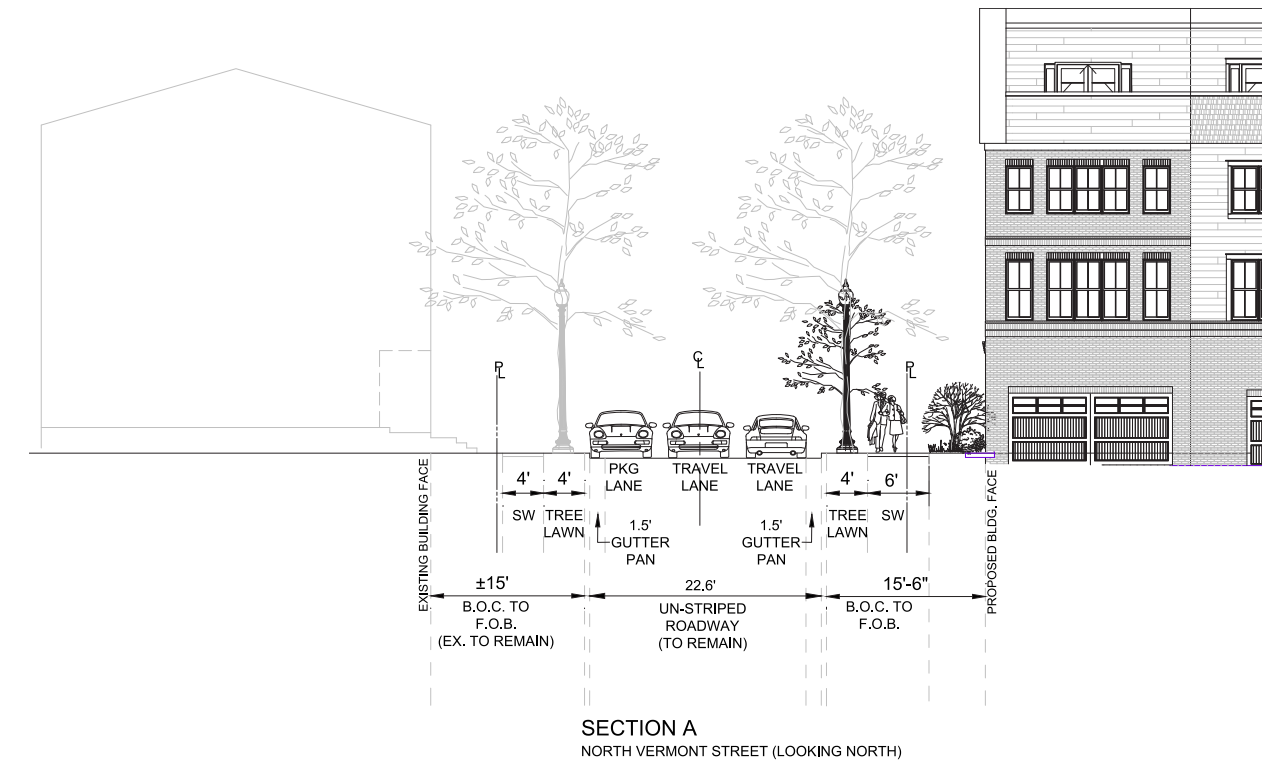


Section B

SECTION B  
NORTH VERMONT STREET (LOOKING NORTH)



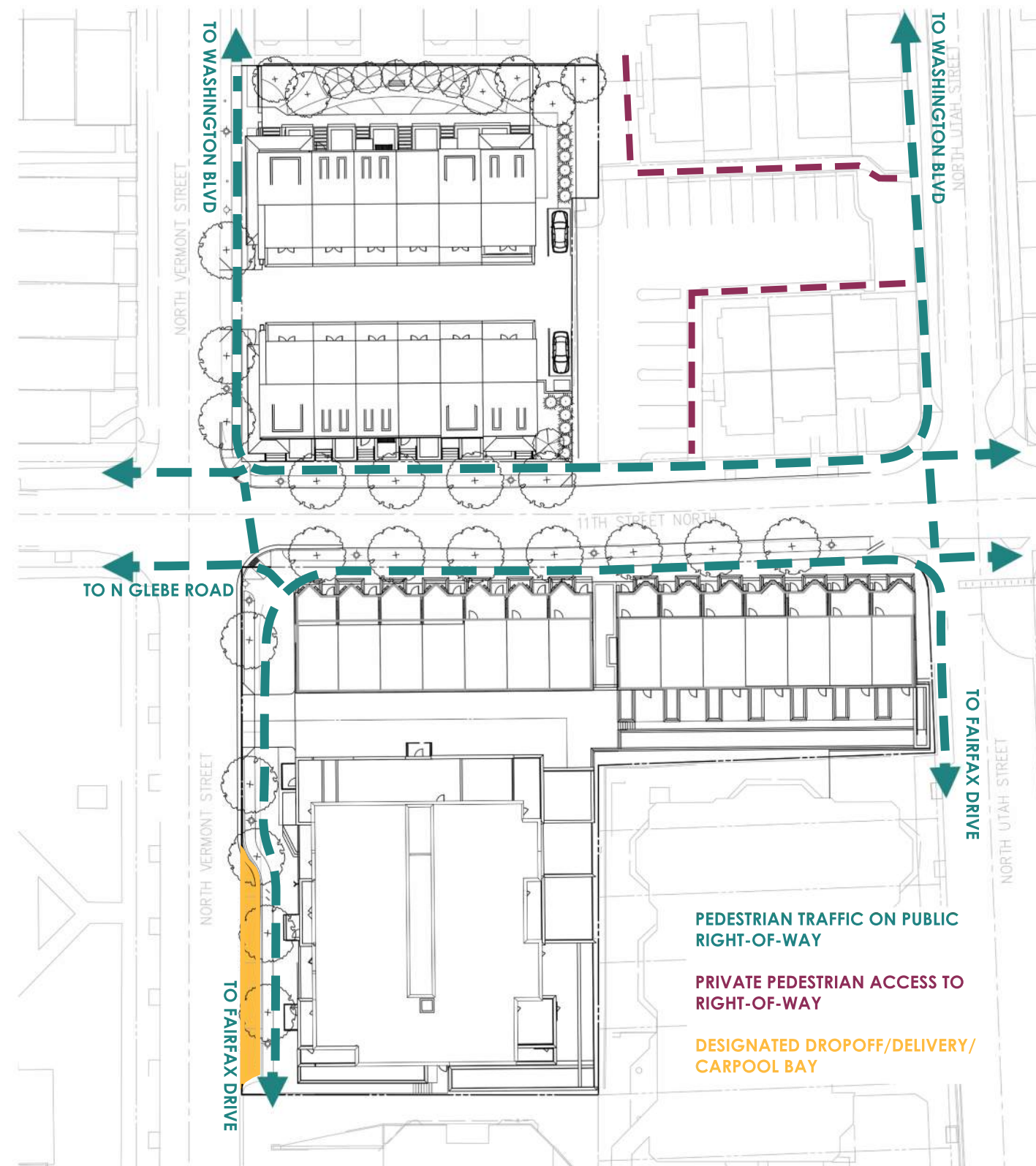
Section D



Section A

SECTION A  
NORTH VERMONT STREET (LOOKING NORTH)





11th & North Vermont - Pedestrian Circulation

Ballston, VA





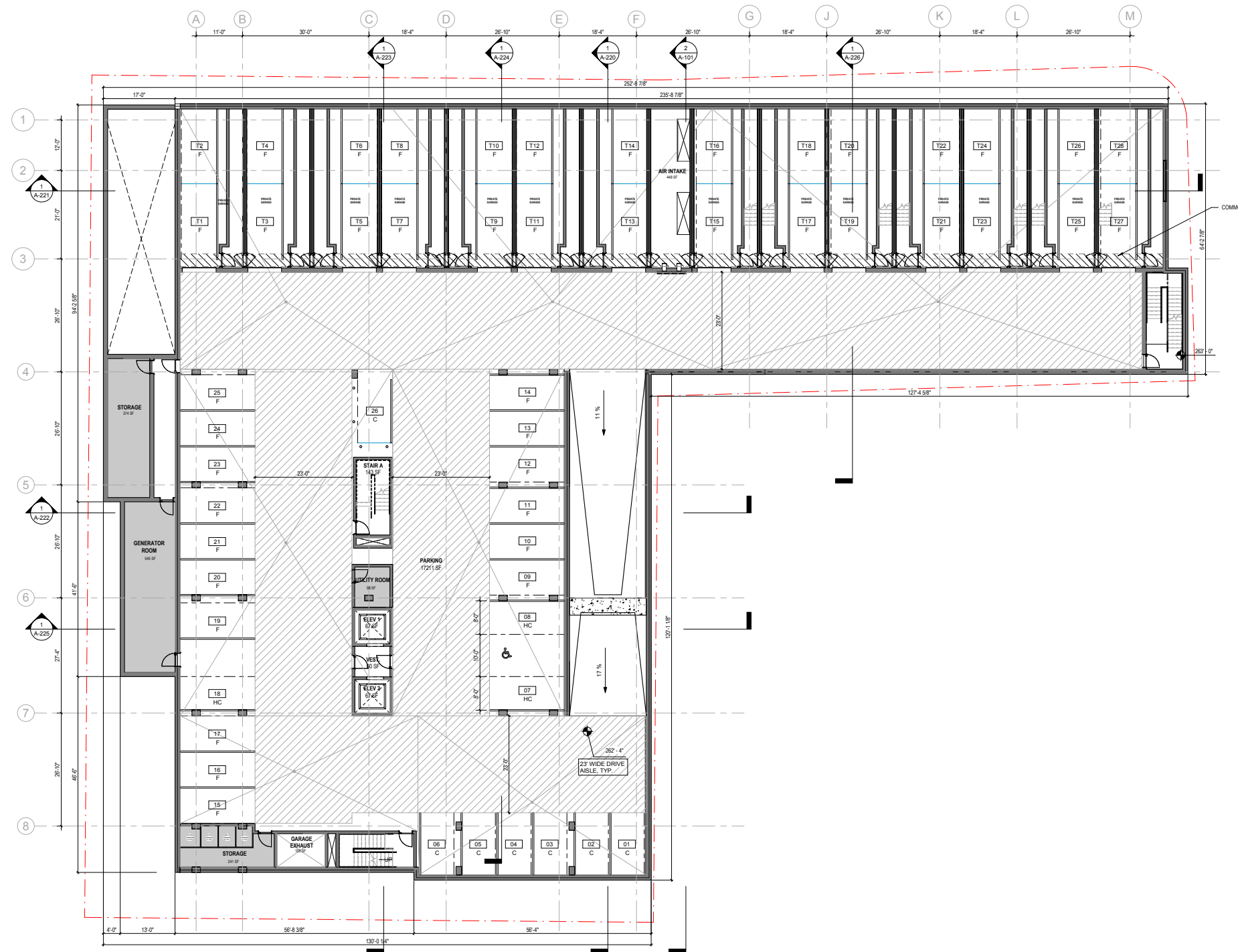
11th & North Vermont - Birds Eye Northeast

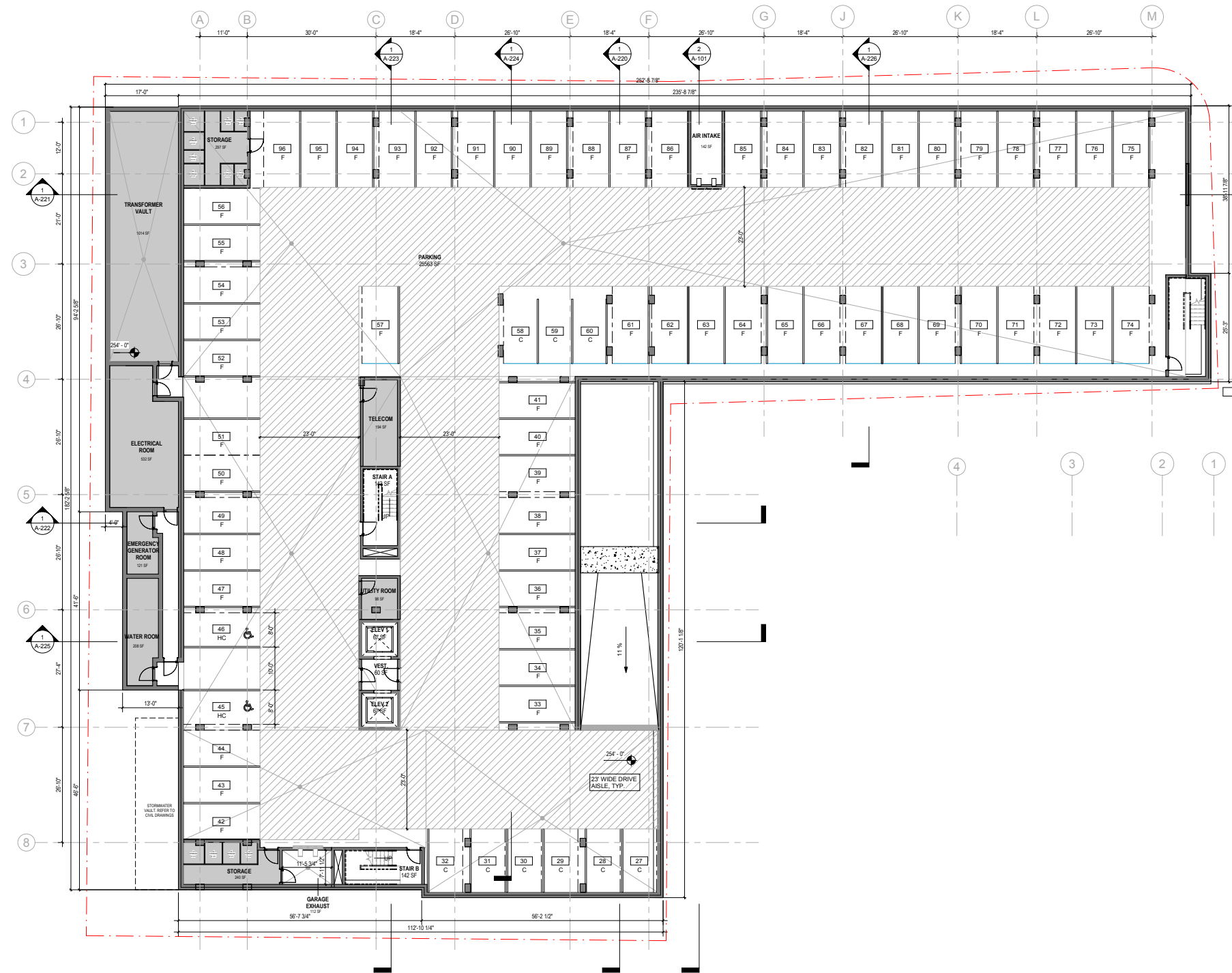
Ballston, VA



11th & North Vermont - South Parcel Ground Floor Plan

Ballston, VA





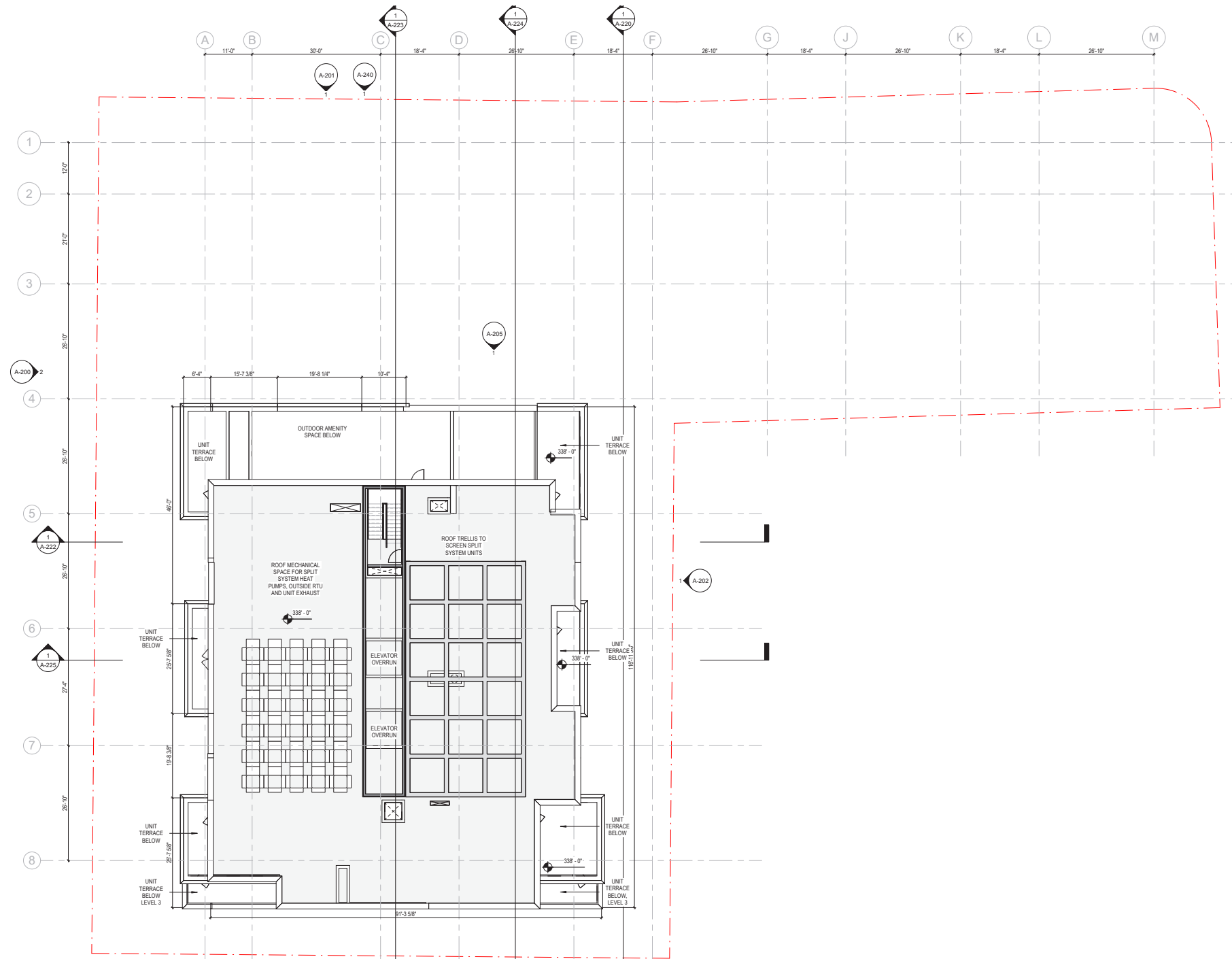
11th & North Vermont - South Parcel P2 Plan

Ballston, VA



11th & North Vermont - South Parcel Typical Floor

Ballston, VA



11th & North Vermont - South Parcel Roof Plan

Ballston, VA





11th & North Vermont - Residential Building: West Elevation

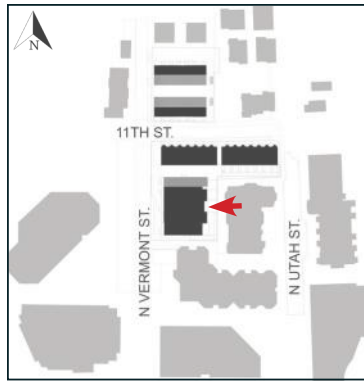
Ballston, VA



R2L:ARCHITECTS







11th & North Vermont- Residential Building: East Elevation

Ballston, VA



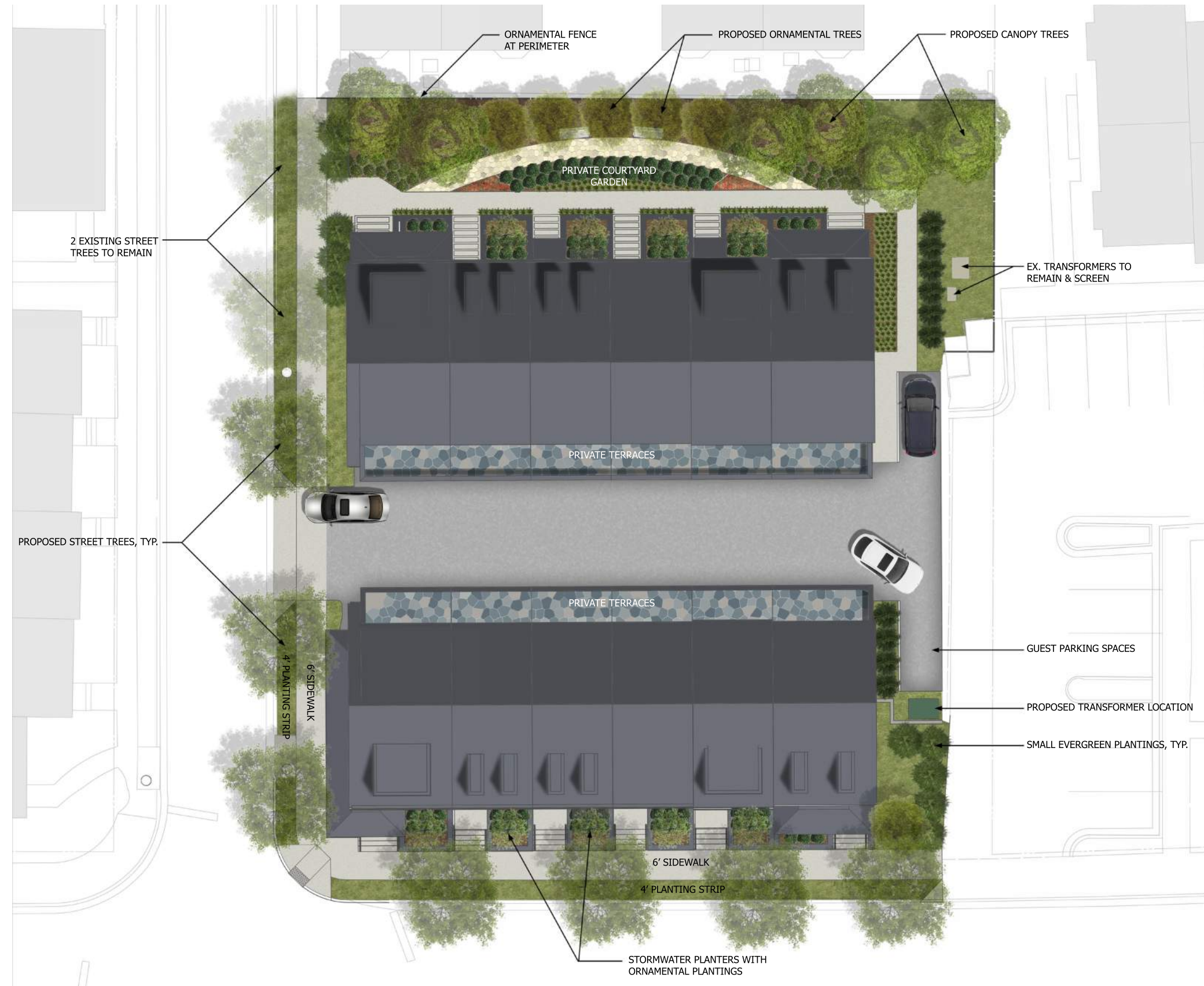
11th & North Vermont - South Parcel: North Interior Drive Elevation

Ballston, VA



11th & North Vermont - South Parcel: 11th Street Elevation

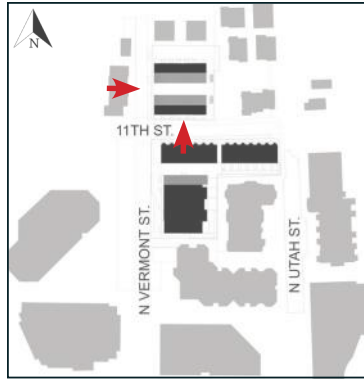
Ballston, VA



11th & North Vermont - North Parcel Landscape Plan

Ballston, VA





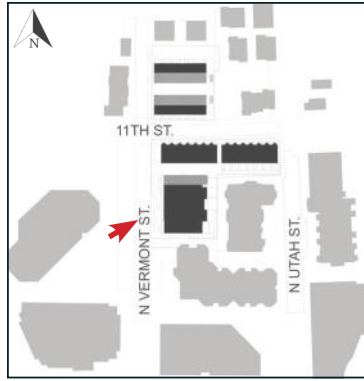
11th Street Elevation View North



North Vermont Street View East

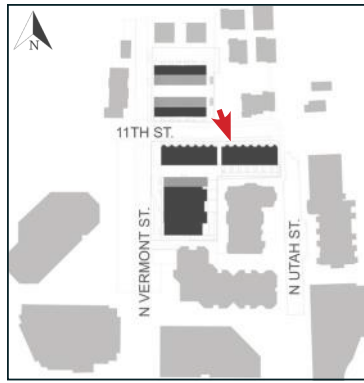
11th & North Vermont - North Parcel: 11th & North Vermont Street Elevations

Ballston, VA



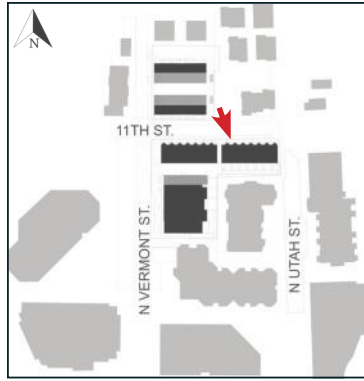
11th & North Vermont - Residential Building: North Vermont Streetscape

Ballston, VA



11th & North Vermont- South Parcel: Townhomes along 11th Street

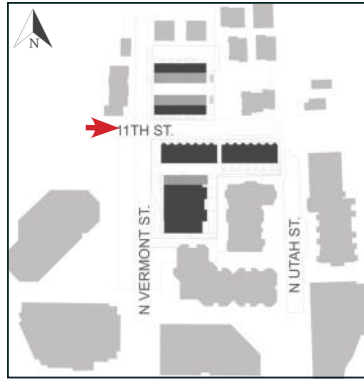
Ballston, VA



11th & North Vermont- South Parcel: Townhomes Architectural Character

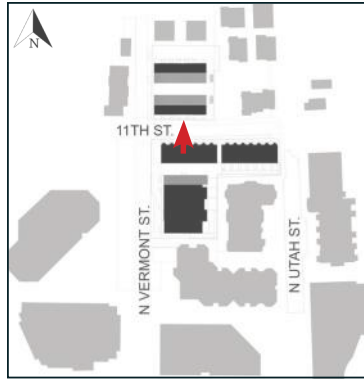
Ballston, VA





11th & North Vermont: 11th Street View East

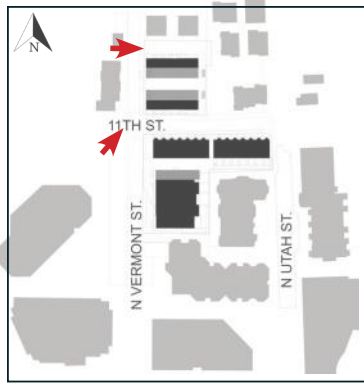
Ballston, VA



11th & North Vermont - North Parcel : 11th Street Perspective

Ballston, VA





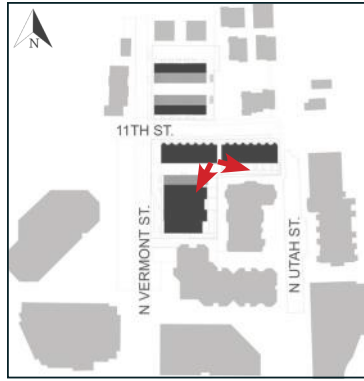
11th & North Vermont - North Parcel : Vermont Street Perspectives

Ballston, VA



11th & North Vermont - North Parcel Yard Perspectives

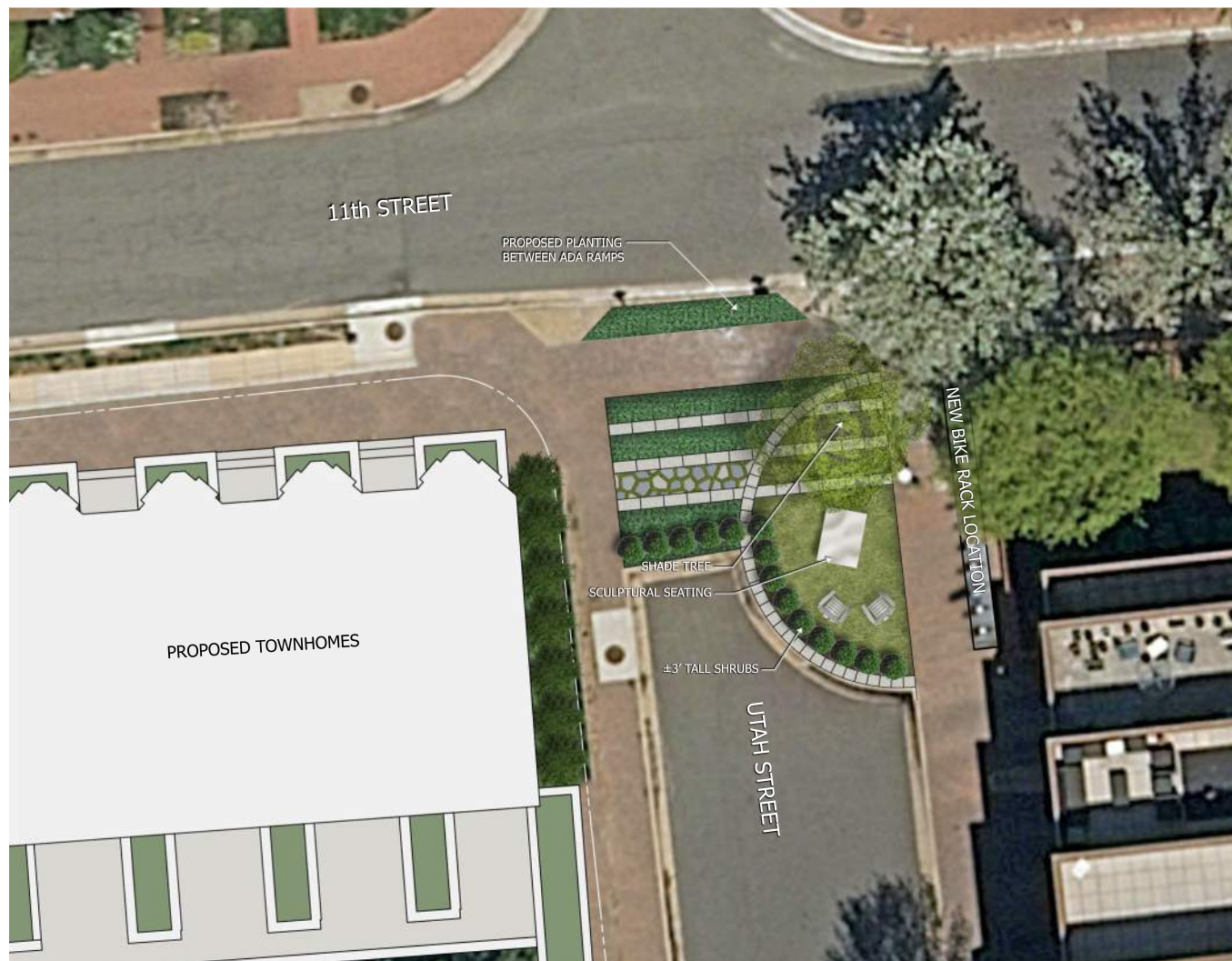
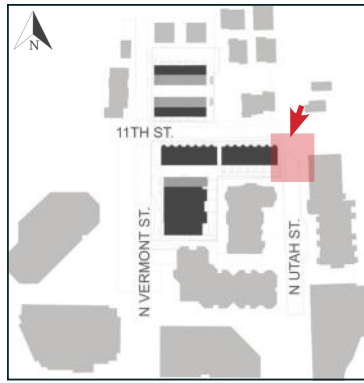
Ballston, VA



11th & North Vermont - South Parcel Yard Perspectives

Ballston, VA





11th & North Vermont - Utah Street Open Space - Plan & Perspective

Ballston, VA



### North Parcel Information:

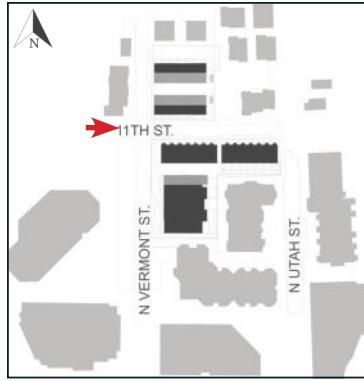
12 Units  
 24 Internal Parking Spaces  
 2 Visitor Parking Spaces

Site Area: 18,739 SF  
 Project Size: 25,636 GFA  
 FAR: 1.37 FAR

### South Parcel Information:

72 Units, incl 14 Townhome Style Units  
 28 Tandems under Townhome Units  
 101 Spaces For Flats  
 9 Visitor Spaces, incl 1 for North Parcel  
 40 Bike Spaces

Site Area: 36,417 SF  
 Project Size 100,534 GFA  
 FAR 2.76 FAR



11th & North Vermont: 11th Street View East

Ballston, VA