



M. Catharine Puskar  
(703) 528-4700 Ext. 5413  
cpuskar@thelandlawyers.com

**WALSH COLUCCI  
LUBELEY & WALSH PC**

April 27, 2018

**Via Hand Delivery**

Ms. Arlova Vonhm  
Zoning Administrator  
Arlington County Zoning Office  
2100 Clarendon Boulevard, Suite 1000  
Arlington, VA 22201



**Re: Rezoning and Major Site Plan Application**  
**Property: 3421, 3415, 3411 Washington Blvd.; 1122 N Kirkwood Rd.**  
**RPC# 15-086-006, 005, 002, 025, 001**  
**Contract Owner/Applicant: Eleventh Street Development, LLC**

Dear Ms. Vonhm:

Please find enclosed the second preliminary filing of an Administrative Regulation 4.1 major site plan application and a resubmission of the rezoning application for the above-referenced Property.

I have included two (2) copies the following application materials for your review:

1. Site plan application form;
2. Rezoning application form;
3. Disclosure statement;
4. Consent and authorization letters;
5. Statement of support;
6. Site plan submittal checklist;
7. Site plan specification form;
8. By-right tabulation chart;
9. Public art letter;
10. Community benefits letter;

ATTORNEYS AT LAW

703 528 4700 ■ WWW.THELANDLAWYERS.COM  
2200 CLARENDON BLVD. ■ SUITE 1300 ■ ARLINGTON, VA 22201-3359

LOUDOUN 703 737 3633 ■ WOODBRIDGE 703 680 4664

April 27, 2018

Page 2

11. Notification letter to the Planning Director;
12. Retail relocation letter;
13. Retail program letter;
14. Modifications letter;
15. LEED scorecard;
16. MEP letter;
17. Preliminary Transportation Demand Management Plan letter;
18. Traffic Impact Analysis;
19. Concept Plan staff report;
20. Full-size application drawings;
21. Comment-Response Letter; and
22. USB flash drive with plan drawings.

Please let me know if there is any additional information you need to review this submission.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

*M. Catharine Puskar* by: *mga*

M. Catharine Puskar

Enclosures

cc: Garrett Erdle  
Greg Klein  
Thomas Fauquier  
Pete McLaughlin  
Nicholas Cumings  
Caroline Herre



**WALSH COLUCCI  
LUBELEY & WALSH PC**

M. Catharine Puskar  
(703) 528-4700 Ext. 5413  
cpuskar@thelandlawyers.com

February 21, 2018

**Via Hand Delivery**

Claude Williamson, AICP  
Director, Department of Community Planning, Housing, and Development  
2100 Clarendon Boulevard, Suite 700  
Arlington, VA 22201

**Re: Rezoning and Major Site Plan Application – Planning Director Notification  
Property: 3421, 3415, 3411 Washington Blvd.; 1122 N Kirkwood Rd.  
RPC# 15-086-006, 005, 002, 025, 001  
Contract Owner/Applicant: Eleventh Street Development, LLC**

Dear Mr. Williamson:

On behalf of the Applicant, please accept this letter as notification of submission of a rezoning application and major site plan application for the above-referenced Property. The rezoning proposes to amend the General Land Use Plan to “Medium” Office-Apartment-Hotel and to rezone the property from “C-2” to “C-O-2.5,” consistent with the guidance of the Washington Boulevard and Kirkwood Road Special General Land Use Plan Study “Plus” and Concept Plan. The major site plan application proposes to construct a new six-story multifamily residential building with two levels of underground parking, a rooftop penthouse amenity space, and approximately 249 units.

Should you have any questions, or need any additional information, please do not hesitate to contact me. As always, thank you for your attention to this matter.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

*Matthew J. Allman for MCP*

M. Catharine Puskar

Enclosures

cc: Garrett Erdle  
Greg Klein  
Thomas Fauquier  
Pete McLaughlin  
Matthew Allman

ATTORNEYS AT LAW

703 528 4700 • WWW.THELANDLAWYERS.COM  
2200 CLARENDON BLVD. • SUITE 1300 • ARLINGTON, VA 22201-3359

LOUDOUN 703 737 3633 • WOODBRIDGE 703 680 4664

{A0797601.DOCX / 1 Planning Director Notification - first prelim 008557 000002}



SITE PLAN APPLICATION

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
ZONING DIVISION
2100 CLARENDON BOULEVARD SUITE #1000
ARLINGTON, VIRGINIA 22201
(703) 228-3883 • Fax (703) 228-3896

In accordance with the requirements of Administrative Regulation 4.1, Site Plan Approval Procedure, the following plan is submitted for administrative review and transmittal to the County Board for its consideration.

Original Plan [x]

Amendment [ ]

Case Number \_\_\_\_\_ Date: 1st Preliminary Submission - February 21, 2018
2nd Preliminary Submission - April 27, 2018

Address: 3421, 3415, 3411 Washington Blvd.; 1122 N Kirkwood Rd. (RPC# 15-086-006, 005, 002, 025, 001)

Requested Use: Construction of a six-story multifamily residential building with two levels of underground parking, rooftop penthouse tenant amenity space, and approximately 247 units, including modifications for parking, compact parking ratio, and bonus density. Please see statement of support and drawings for additional information.

Drawings submitted [x] Yes [ ] No

Print Name Eleventh Street Development, LLC
Of Owner By: M. Catharine Puskar, Attorney/Agent

Owner's signature [Signature] for MCP (REQUIRED)

Mailing Address: Walsh, Colucci, Lubeley & Walsh, P.C., 2200 Clarendon Blvd., Suite 1300

City Arlington State Virginia Zip 22201 Phone (703) 528-4700

By: (x) agent
Print name M. Catharine Puskar (x) attorney, Signature [Signature] for MCP

Mailing Address: Walsh, Colucci, Lubeley & Walsh, P.C., 2200 Clarendon Blvd., Suite 1300

City Arlington State Virginia Zip 22201 Phone (703) 528-4700

(Office Use Only)

Date: \_\_\_\_\_

This application is scheduled for the County Board meeting of \_\_\_\_\_

Zone \_\_\_\_\_ Receipt No. \_\_\_\_\_ Fee \_\_\_\_\_ Date Paid \_\_\_\_\_

Received by \_\_\_\_\_

Make checks payable to: Treasurer of Arlington County

(READ INFORMATION AND INSTRUCTIONS CAREFULLY)

**ARLINGTON COUNTY, VIRGINIA  
DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT  
ZONING DIVISION  
2100 CLARENDON BOULEVARD SUITE #1000  
ARLINGTON, VIRGINIA 22201  
(703) 228-3883 • Fax (703) 228-3896**

**Disclosure Statement**

TYPE OR PRINT IN INK

Case No. \_\_\_\_\_ Site Plan # \_\_\_\_\_

Complete the following:

1. Description of the real estate affected

List the addresses of all property that is affected by the application. Provide the lot, block, section, and sub-division of all parcels **only** if the properties have not been subdivided.

Property: 3421, 3415, 3411 Washington Blvd.; 1122 N Kirkwood Rd.

Address(es) RPC# 15-086-006, 005, 002, 025, 001

Lot(s) \_\_\_\_\_ Block \_\_\_\_\_

Section \_\_\_\_\_ Subdivision \_\_\_\_\_

2. Is the owner of said real estate, a corporation whose stock is traded on a national or local stock exchange and having more than five hundred (500) shareholders?

YES

( NO )

If "Yes," give the name of the corporation and skip to item 4

3. List the names, addresses, and nature of interest of **ALL** persons having equitable ownership of the real estate to be affected, including, in the case of corporate ownership, the names of stockholders, officers, and directors; and of **ALL** parties in interest.

<u>PARCEL ADDRESS</u>	<u>NAME</u>	<u>ADDRESS</u>	<u>NATURE OF INTEREST</u>
Please see attachment.			

4. I hereby certify that this is a true and accurate disclosure of all persons having equitable ownership real estate to be affected and of all the parties in interest.

Eleventh Street Development, LLC

By: M. Catharine Puskar, Attorney/Agent

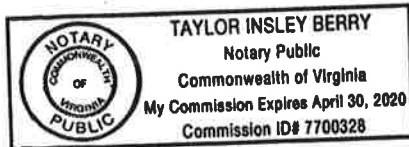
Applicant's signature Matthew J. Allen for MCP

Walsh, Colucci, Lubeley & Walsh, P.C.,

Applicant's address 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201

STATE OF VIRGINIA, COUNTY OF Arlington TO WIT: \_\_\_\_\_

Subscribed and sworn before me this 27 day of April, 2018



Notary [Signature]

My commission expires April 30, 2020





Case No. Z-\_\_\_\_\_

### APPLICATION FOR CHANGE IN LAND CLASSIFICATION

ARLINGTON COUNTY, VIRGINIA  
DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT

ZONING ADMINISTRATION  
2100 CLARENDON BOULEVARD SUITE #1000  
ARLINGTON, VIRGINIA 22201  
(703) 228-3883 • Fax (703) 228-3896

First Submission = June 27, 2016  
Second Submission = February 21, 2018  
Third Submission = April 27, 2018

DATE April 27, 2018

I, Eleventh Street Development, LLC contract owners  
the undersigned owners

of Lots 1, Pt. 2, 3, & 4, Block \_\_\_\_\_, Section \_\_\_\_\_, of the  
Thomas Fairbanks Subdivision; Horatio Ball Estate 75,187 sq. ft./acre

Subdivision, containing \_\_\_\_\_ sq. ft./acre  
Arlington County, Virginia, premises known as Slye Digital Media Systems; GJ Graham State Farm; Health Club; Zolly Motors Automotive

Also identified as Real Property Code No.(s) 15-086-006, 005, 002, 025, 001

hereby requests that this property now zoned C-2 be rezoned to C-O-2.5

Will the County Board have considered all or part of this property for a change in land classification within the one hundred twenty (120) days prior to the scheduled hearing date? Yes  No

(If Yes, no application can be considered unless authorized on the County Board's Own Motion, §15.3.2, of the Zoning Ordinance.)

Is the proposed change in land classification in compliance with the current General Land Use Plan? Yes  No  Rezoning is consistent with Washington-Kirkwood Special GLUP Study

If No, you may want to request a change in the General Land Use Plan and you should discuss your application with the Current Planning Section of the Planning Division prior to filing. (Call (703) 228-3525)

Remarks for justification of Change in Zoning Classification. (These remarks may be filed as a separate statement)

Please see attached Statement of Support and drawings.

Have all necessary statements, plans, plots, and other pertinent information been submitted?

Make checks payable to: Treasurer of Arlington County

ZONE _____
PROPOSAL FILED _____
FEE DEPOSITED _____
RECEIPT NO. _____ FEE _____
RECEIVED BY _____
Previous cases _____

Print Name Eleventh Street Development, LLC by M. Catharine Puskar

Signature *Matthew J. Allen for MCP*

Address 2200 Clarendon Blvd., Suite 1300

City Arlington State VA Zip 22201 Telephone 703-528-4700

By M. Catharine Puskar, Attorney/Agent

Address 2200 Clarendon Blvd., Suite 1300 <sup>(TITLE)</sup>

City Arlington State VA Zip 22201 Telephone 703-528-4700

STATE OF VIRGINIA

COUNTY OF ARLINGTON, to wit

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Notary \_\_\_\_\_

My commission expires: \_\_\_\_\_

## TABULAR SUMMARY OF ZONING BY PARCEL

The following information must be provided for each Parcel being proposed by rezoning and submitted with the rezoning application. Parcel numbers (Real Property Codes), including those for newly subdivided property, are shown in the Arlington County Tax Map book which may be reviewed in Real Estate Assessments, Room 611. Copies of the tax maps may be purchased from Surveys, Room 800. *(Two copies of these maps must be submitted with the application).*

Total Site Area: 75,187 square feet

### Site Area in Each Zoning District

RPC#	Zoning District	Land Area (sq. ft.)	Zoning District	Land Area (sq. ft.)
1. 15-086-006	C-2	21,543 sf	C-O-2.5	21,543 sf
2. 15-086-005	C-2	24,159 sf	C-O-2.5	24,159 sf
3. 15-086-002	C-2	8,230 sf	C-O-2.5	8,230 sf
4. 15-086-025	C-2	14,912 sf	C-O-2.5	14,912 sf
5. 15-086-001	C-2	6,343 sf	C-O-2.5	6,343 sf
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**Additional Sheets may be attached as necessary.**



**ARLINGTON COUNTY, VIRGINIA  
DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT (DCPHD)  
ZONING DIVISION  
2100 CLARENDON BOULEVARD SUITE #1000  
ARLINGTON, VIRGINIA 22201  
(703) 228-3883 • Fax (703) 228-3896**

**Disclosure Statement**

TYPE OR PRINT IN INK

Case No. \_\_\_\_\_

Complete the following:

1. Description of the real estate affected

List the addresses of all property that is affected by the application. Provide the lot, block, section, and sub-division of all parcels **only** if the properties have not been subdivided.

Address(es) RPC# 15-086-006, 005, 002, 025, 001

Lot(s) 1, Pt. 2, 3, & 4 Block \_\_\_\_\_

Section \_\_\_\_\_ Subdivision Thomas Fairbanks Subdivision; Horatio Ball Estate

2. Is the owner of said real estate, a corporation whose stock is traded on a national or local stock exchange and having more than five hundred (500) shareholders?

YES  **NO**  If "Yes," give the name of the corporation and skip to item 4

3. List the names, addresses, and nature of interest of **ALL** persons having equitable ownership of the real estate to be affected, including, in the case of corporate ownership, the names of stockholders, officers, and directors; and of **ALL** parties in interest.

<u>PARCEL ADDRESS</u>	<u>NAME</u>	<u>ADDRESS</u>	<u>NATURE OF INTEREST</u>
Please see attached.			

4. I hereby certify that this is a true and accurate disclosure of all persons having equitable ownership real estate to be affected and of all the parties in interest.

Eleventh Street Development, LLC  
By: M. Catharine Puskar, Attorney/Agent

Applicant's signature Matthew J. Allen for MCP

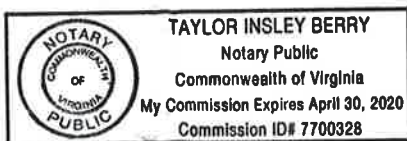
Applicant's address Walsh, Colucci, Lubeley & Walsh, P.C.  
2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201

STATE OF VIRGINIA, COUNTY OF Arlington TO WIT: \_\_\_\_\_

Subscribed and sworn before me this 27 day of April, 2018

Notary [Signature]

My commission expires April 30, 2020



# ARLINGTON COUNTY, VIRGINIA REAL PROPERTY IDENTIFICATION MAP

Platmap is System 24, 2nd Edition of Virginia's Official Property Identification Map. It is a computer-generated map of all parcels of land in Arlington County, Virginia, as of the date of the map. It is not a survey map and should not be used for legal purposes. It is intended for general information only and should not be used for legal purposes. It is not a survey map and should not be used for legal purposes. It is intended for general information only and should not be used for legal purposes.

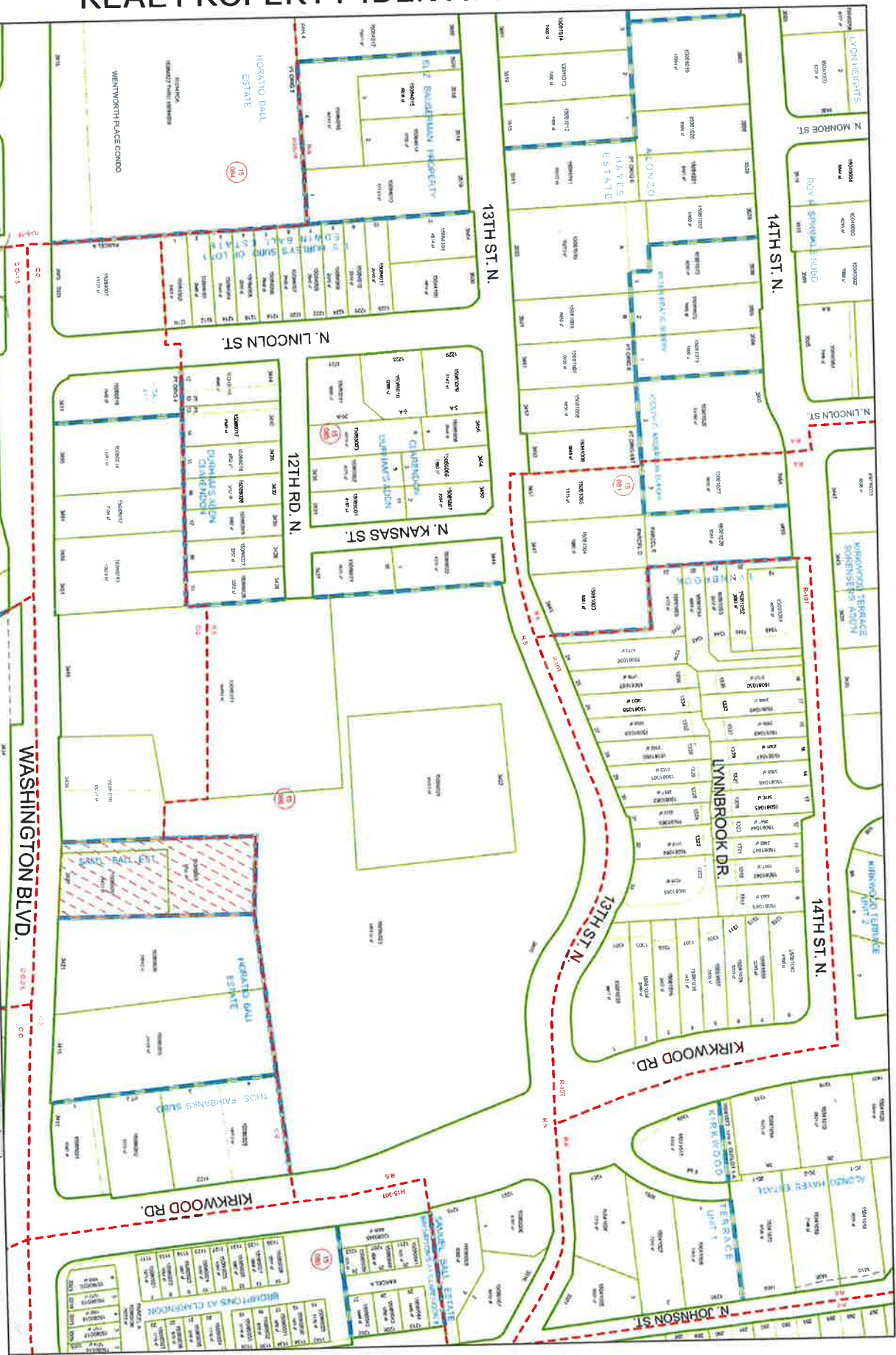
Map prepared by the GIS Mapping Center for the Office of Field & Customer Services. Map is compiled from recorded plat maps and is a representation of the current status of the land. It is not a survey map and should not be used for legal purposes. It is intended for general information only and should not be used for legal purposes.

© 2015 ARLINGTON COUNTY, VIRGINIA



43-12	43-14	43-15
53-1	53-2	53-3
53-5	53-6	53-7

Map Sheet: 53-2



**\* DISCLOSURE STATEMENT ATTACHMENT**

**Owners:**

1122 N. Kirkwood Road:  
VM CLUB PROPERTIES, LLC

	VM CLUB PROPERTIES, LLC	
	C/O PROMARK PARTNERS	PROPERTY ADDRESS: 1122 KIRKWOOD RD, RPC NUMBER: 15086025
	1390 PICCARD DRIVE, SUITE 120	PROPERTY ADDRESS: KIRKWOOD RD, RPC NUMBER: 15086002
	ROCKVILLE, MD 20850	
	ATTENTION: THOMAS D. W. FAUQUIER	
	MEMBERS / MANAGERS	
	MANAGERS OF VM CLUB PROPERTIES, LLC	
	TRB MANAGEMENT, LLC, MANAGER OF LLC	
	C/O PROMARK PARTNERS	
	1390 PICCARD DRIVE, SUITE 120	
	ROCKVILLE, MD 20850	
	ATTENTION: THOMAS D. W. FAUQUIER	
	BARRY MINKOFF, MANAGER	
	RUSSELL C. MINKOFF, MANAGER	
	THOMAS D. W. FAUQUIER, MANAGER	
	MEMBERS OF VM CLUB PROPERTIES, LLC	
	GREEN STAMPS LLC, MEMBER	
	C/O PROMARK PARTNERS	
	1390 PICCARD DRIVE, SUITE 120	
	ROCKVILLE, MD 20850	
	ATTENTION: BARRY MINKOFF	
	BARRY MINKOFF, MANAGER	
	RUSSELL C. MINKOFF, MANAGER	
	RT SPORT & HEALTH HOLDING, LLC, MEMBER	
	C/O PROMARK PARTNERS	
	1390 PICCARD DRIVE, SUITE 120	
	ROCKVILLE, MD 20850	
	ATTENTION: THOMAS D. W. FAUQUIER	

**DISCLOSURE STATEMENT ATTACHMENT**

	THOMAS D. W. FAUQUIER, MANAGER	
	ROBERT O. EISINGER, MANAGER	
	VICTOR J. ROSENBERG, MANAGER	
	MARK S. GOLDSTEIN, MANAGER	
	KONZKETTLE, LLC, MEMBER	
	C/O DONALD W. KONZ	
	1474 EVANS FARM DRIVE	
	MCLEAN, VA 22101	
	DONALD W. KONZ, MANAGER	
	BE THE CHANGE, L.L.C., MEMBER	
	C/O JONATHAN R. ADLER	
	7804 WESTFIELD DRIVE	
	BETHESDA, MD 20817	
	JONATHAN R. ADLER, OPERATING MANAGER	
	THE JOHN H. ARIAIL, JR., TRUST U/A DATED DECEMBER 17, 2009, MEMBER	
	C/O LESLIE S. ARIAIL	
	2407 COLUMBIA PIKE, SUITE 200	
	ARLINGTON, VA 22204	
	LESLIE S. ARIAIL, TRUSTEE	
	WDWDT, LLC, MEMBER	
	C/O PROMARK PARTNERS	
	1390 PICCARD DRIVE, SUITE 120	
	ROCKVILLE, MD 20850	
	ATTENTION: THOMAS D. W. FAUQUIER	
	BARRY MINKOFF, MANAGER	
	RUSSELL C. MINKOFF, MANAGER	
	THOMAS D. W. FAUQUIER, MANAGER	
	THERE ARE MORE THAN 75 BENEFICIAL OWNERS OF VM CLUB PROPERTIES, L.L.C.	
	SHOWN ARE THE CONTROLLING PARTIES OF 100% OF THE OWNERSHIP INTERESTS OF VM CLUB PROPERTIES, L.L.C.	

## DISCLOSURE STATEMENT ATTACHMENT

**NONE OF THE BENEFICIAL OWNERS OF VM CLUB PROPERTIES OWN MORE THAN 8% OF VM CLUB PROPERTIES, LLC, EXCEPT FOR THE BARRY MINKOFF FAMILY, THE RUSSELL C. MINKOFF FAMILY, THE JACK KAY FAMILY, THE THOMAS D. W. FAUQUIER FAMILY AND THE LESLIE S. ARIAIL FAMILY**

**3415 Washington Boulevard:**  
**BETTE F. SLYE, TRUSTEE, OF THE BETTE F. SLYE TRUST,**  
**U/A DATED DECEMBER 1, 2003**  
5901 MacArthur Boulevard #124  
Washington, DC 20016  
&  
1811 14<sup>th</sup> Street, N., #106  
Arlington, VA 22209

Trustees: Bette F. Slye  
Stephen D. Slye

Ownership: Bette F. Slye  
Stephen D. Slye

**3421 Washington Boulevard:**  
**3421 WASHINGTON BOULEVARD, LLC**  
1705 Dalewood Place  
McLean, VA 22101

Manager: Beverly Lengyel

Ownership: Beverly Lengyel

**3411 Washington Boulevard:**  
**THE GEORGE L. GRAHAM AND DORIS P. GRAHAM REVOCABLE**  
**LIVING TRUST AGREEMENT DATED JULY 28, 1995**  
1620 N. Inglewood Street  
Arlington, VA 22205

Trustees: George L. Graham  
Doris P. Graham

Ownership: George L. Graham  
Doris P. Graham

### Contract Owner / Applicant:

**ELEVENTH STREET DEVELOPMENT, LLC**  
24 W. Cedar Street  
Alexandria, VA 22301

Manager: Garrett W. Erdle

Ownership: Garrett W. Erdle  
Allison Ariail Erdle

January 9, 2018

Via Hand Delivery

Arlova Vonhm, Zoning Administrator  
Arlington County Zoning Dept.  
2100 Clarendon Boulevard, Suite 1000  
Arlington, VA 22201

**Re: Consent for 4.1 Site Plan Application and Related Applications**  
**Property: 3411 Washington Boulevard (RPC# 15-086-001)**  
**Applicant: ~~Eleventh Street Development, LLC~~**

---

Dear Ms. Vonhm:

As owners of the above-referenced Property, THE GEORGE L. GRAHAM AND DORIS P. GRAHAM REVOCABLE LIVING TRUST AGREEMENT DATED JULY 28, 1995, consents to the filing of a 4.1 Site Plan Application and any related applications by Eleventh Street Development, LLC.

Please direct all correspondence related to the application to M. Catharine Puskar or Matthew J. Allman at Walsh, Colucci, Lubeley and Walsh, P.C.

Very Truly Yours,

THE GEORGE L. GRAHAM AND DORIS P. GRAHAM REVOCABLE  
LIVING TRUST AGREEMENT DATED JULY 28, 1995

By: George L. Graham  
Name: GEORGE L. GRAHAM  
Title: TRUSTEE

By: Doris P. Graham  
Name: DORIS P. GRAHAM  
Title: TRUSTEE

*[Faint, illegible text]*

*[Faint, illegible text]*

January 9, 2018

**Via Hand Delivery**

Arlova Vonhm, Zoning Administrator  
Arlington County Zoning Dept.  
2100 Clarendon Boulevard, Suite 1000  
Arlington, VA 22201

**Re: Consent for 4.1 Site Plan Application and Related Applications  
Property: 3421 Washington Boulevard (RPC# 15-086-006)  
Applicant: Eleventh Street Development, LLC**

Dear Ms. Vonhm:

As owner of the above-referenced Property, 3421 WASHINGTON BOULEVARD, LLC consents to the filing of a 4.1 Site Plan Application and any related applications by Eleventh Street Development, LLC.

Please direct all correspondence related to the application to M. Catharine Puskar or Matthew J. Allman at Walsh, Colucci, Lubeley and Walsh, P.C.

Very Truly Yours,

3421 WASHINGTON BOULEVARD, LLC

By: 

Name: BEVERLY LENGYEL

Title:



February 19, 2018

Via Hand Delivery

Arlova Vonhm, Zoning Administrator  
Arlington County Zoning Dept.  
2100 Clarendon Boulevard, Suite 1000  
Arlington, VA 22201

**Re: Consent for 4.1 Site Plan Application and Related Applications**  
**Property: 1122 N. Kirkwood Road (RPC# 15-086-002, -025)**  
**Applicant: Eleventh Street Development, LLC**

Dear Ms. Vonhm:

As owner of the above-referenced Property, VM Club Properties, LLC consents to the filing of a 4.1 Site Plan Application and any related applications by Eleventh Street Development, LLC.

Please direct all correspondence related to the application to M. Catharine Puskar or Matthew J. Allman at Walsh, Colucci, Lubeley and Walsh, P.C.

Very Truly Yours,

VM Club Properties, LLC  
By: TRB Management, LLC, its Manager



By: \_\_\_\_\_  
Name: THOMAS D. W. FAUQUIER  
Title: AUTHORIZED MANAGER



January 9, 2018

Via Hand Delivery

Arlova Vonhm, Acting Zoning Administrator  
Arlington County Zoning Dept.  
2100 Clarendon Boulevard, Suite 1000  
Arlington, VA 22201

**Re: Consent for 4.1 Site Plan Application and Related Applications**  
**Property: 3415 Washington Boulevard (RPC# 15-086-005)**  
**Applicant: Eleventh Street Development, LLC**

Dear Ms. Vonhm:

As owners of the above-referenced Property, BETTE F. SLYE, TRUSTEE, OF THE BETTE F. SLYE TRUST U/A DATED DECEMBER 1, 2003, and STEPHEN D. SLYE consent to the filing of a 4.1 Site Plan Application and any related applications by Eleventh Street Development, LLC.

Please direct all correspondence related to the application to M. Catharine Puskar or Matthew J. Allman at Walsh, Colucci, Lubeley and Walsh, P.C.

Very Truly Yours,

BETTE F. SLYE, TRUSTEE, OF THE BETTE F. SLYE TRUST  
U/A DATED DECEMBER 1, 2003

By: Bette F. Slye  
Name: BETTE F. SLYE  
Title:

By: Stephen D. Slye  
Name: STEPHEN D. SLYE  
Title: 2/5/18

February 20, 2018

**Via Hand Delivery**

Arlova Vonhm, Zoning Administrator  
Arlington County Zoning Dept.  
2100 Clarendon Boulevard, Suite 1000  
Arlington, VA 22201

**Re: Authorization for Rezoning and Major Site Plan Application  
Property: 3421, 3415, 3411 Washington Blvd.; 1122 N Kirkwood Rd.  
RPC# 15-086-006, 005, 002, 025, 001  
Contract Owner/Applicant: Eleventh Street Development, LLC**

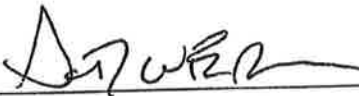
Dear Ms. Vonhm:

As contract purchaser of the above-referenced Property, Eleventh Street Development, LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on our behalf in connection with a rezoning and major site plan application for the above-referenced Property, including any related applications.

Please direct all correspondence related to the application to M. Catharine Puskar or Matthew J. Allman at Walsh, Colucci, Lubeley and Walsh, P.C.

Very Truly Yours,

ELEVENTH STREET DEVELOPMENT, LLC

By:   
Name: GARRETT W. FROESE  
Title: MANAGER



**WALSH COLUCCI  
LUBELEY & WALSH PC**

M. Catharine Puskar  
(703) 528-4700 Ext. 5413  
cpuskar@thelandlawyers.com

REVISED  
April 27, 2018

**Via Hand Delivery**

Ms. Arlova Vonhm  
Zoning Administrator  
Arlington County Zoning Office  
2100 Clarendon Boulevard, Suite 1000  
Arlington, VA 22201

**Re: Rezoning and Major Site Plan Application – Statement of Support  
Property: 3421, 3415, 3411 Washington Blvd.; 1122 N Kirkwood Rd.  
RPC# 15-086-006, 005, 002, 025, 001  
Contract Owner/Applicant: Eleventh Street Development, LLC**

Dear Ms. Vonhm:

On behalf of the Applicant, please accept the following as a statement of support for a rezoning application and a major site plan application for the above-referenced Property. With this application, the Applicant proposes to rezone five existing “C-2” parcels to “C-O-2.5” and to construct a six-story multifamily building with approximately 247 residential units. The proposed development will also feature a two-level underground parking garage, a rooftop penthouse amenity space, and other private open space and amenities.

The Property consists of five parcels located at the intersection of Washington Boulevard and N. Kirkwood Road with a site area of 75,187 square feet (1.73 acres). The Property is currently developed with a mixture of one-story retail and office uses, and it is generally bordered by recreational uses to the north (YMCA facilities), residential uses to the east, office and educational uses to the south, and retail uses as well as a historic cemetery to the west. The Property is zoned “C-2,” but is not subject to an existing special exception site plan approval. The existing fitness facility on the Property is subject to an existing Use Permit (U-2366-83-1).

In June of 2016, the Applicant filed a Special Land Use Study Application and preliminary rezoning application. On November 18, 2017, the Arlington County Board approved the Washington Boulevard and Kirkwood Road Special General Land Use Plan Study “Plus” and Concept Plan (“GLUP Study”), which contains new land use guidance for the Property and surrounding area. Concurrent with the adoption of the GLUP Study, the County Board authorized the advertisement of potential amendments to the General Land Use Plan (GLUP) Map (GP-338-17-1). The advertised GLUP changes include the amendment of the GLUP designation for the Property from “Service Commercial” to “Medium” Office-Apartment-Hotel. The GLUP Study envisions potential redevelopment of the Property and surrounding

ATTORNEYS AT LAW

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April 27, 2018

Page 2

properties with residential, recreational, and retail uses at heights that are compatible with surrounding development. Additionally, the GLUP Study calls for increased connectivity through the study area.

The Applicant proposes a six-story multifamily residential building with high-quality architecture, two levels of underground parking, and pedestrian-focused streetscape design. The interior courtyard will provide open amenity space for residents, and the active amenity uses will be oriented to face Washington Street in order to enliven the streetscape. Additionally, the Applicant proposes a penthouse rooftop amenity space for use by residents.

To facilitate the proposed development, the Applicant proposes a GLUP amendment to "Medium" Office-Apartment-Hotel and concurrent rezoning to the "C-O-2.5" Zoning District as well as a special exception site plan. Additionally, the Applicant is requesting bonus density in consideration of a community benefits package that will include some combination of LEED Certification, significant utility relocation and improvement, and/or other site improvements. The Applicant is proposing a bonus density/modification under Section 15.5.7 of the Arlington County Zoning Ordinance for significant construction challenges to account for the extraordinary cost of utility and stormwater work needed to facilitate the development. The Applicant will continue to coordinate with Staff to finalize the community benefits package.

The Applicant was actively involved in the development of GLUP Study. This proposal will fulfill the goals and recommendations of the GLUP Study and will contribute to an active, mixed-use environment in one of the County's key transit corridors. Additionally, the proposed building will serve as an appropriate transition from higher-intensity uses and urban form along the nearby Rosslyn-Ballston corridor and the lower-intensity recreational and residential uses located to the north.

Thank you for your attention to this matter. Please do not hesitate to contact me if you need additional information.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

*M. Catharine Puskar by: mja*  
M. Catharine Puskar

Enclosures

cc: Garrett Erdle  
Greg Klein  
Thomas Fauquier  
Pete McLaughlin  
Nicholas Cumings  
Caroline Herre

## Site Plan Specification Form

<b>STAFF ENTRY:</b>	
Assigned Site Plan Number	
PDSP Phase Number	N/A
<b>APPLICANT ENTRY:</b>	
Form (Re)Submission Date	Second Preliminary Submission – April 27, 2018
Project Title	Washington Boulevard at Kirkwood
Project Location	3421, 3415, 3411 Washington Blvd.; 1122 N Kirkwood Rd.
Parcel RPC Numbers	RPC# 15-086-006, 005, 002, 025, 001
<b>DEVELOPMENT TEAM:</b>	
Applicant	Eleventh Street Development, LLC
Address (incl. zip code)	24 W Cedar Street, Alexandria, VA 22301
Telephone Number (daytime w/area code)	703-519-3881
Contact	Garrett Erdle
E-mail Address	garrett@eleventhstreetdevelopment.com
Fax #	
<b>APPLICATION MADE BY:</b>	
	M. Catharine Puskar, for:
Name	Eleventh Street Development, LLC
Address (incl. zip code)	24 W Cedar Street, Alexandria, VA 22301
Telephone Number (daytime w/area code)	703-519-3881
Contact	Garrett Erdle
E-mail Address	garrett@eleventhstreetdevelopment.com
Fax Number	
<b>ATTORNEY:</b>	
Firm	Walsh, Colucci, Lubeley & Walsh, P.C.
Address	2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201
Telephone Number	703-528-4700
Contact	Cathy Puskar
E-mail Address	cpuskar@thelandlawyers.com
Fax #	703-525-3197
<b>ARCHITECT:</b>	
Firm	Odell
Address	2700 E Cary Street, Richmond, VA 23223
Telephone Number	804-287-8200
Contact	Shawn Glerum, AIA
E-mail Address	glerums@odell.com
Fax #	

<b>ENGINEER:</b>	Walter L. Phillips, Inc.
Address	207 Park Avenue, Falls Church, VA 22046
Telephone Number	703-532-6163
Contact	Karen White, P.E.
E-mail Address	kwhite@wlpinc.com
Fax #	
<b>LANDSCAPE ARCHITECT:</b>	
Firm	Studio 39 Landscape Architecture, P.C.
Address	6416 Grovedale Drive, Suite 100-A, Alexandria, VA 22310
Telephone Number	703-719-6500
Contact	Dan Dove, PLA, LEED AP BD+C
E-mail Address	ddove@studio39.com
Fax #	
<b>LEED CONSULTANT:</b>	
Firm	Meridian Consulting, LLC
Address	12301 Old Columbia Pike, Suite 100A, Silver Spring, MD 20904
Telephone Number	703-459-7579
Contact	Abhishek Lal
E-mail Address	alal@merdian-consult.net
Fax #	
<b>TRAFFIC CONSULTANT:</b>	
Firm	Wells + Associates
Address	1110 Bonifant Street, Suite 210, Silver Spring, MD 20910
Telephone Number	301-971-3416
Contact	Chris L. Kabatt, P.E.
E-mail Address	clkabatt@wellsandassociates.com
Fax #	
<b>ADDITIONAL CONSULTANT(S):</b>	
Firm	
Address	
Telephone Number	
Contact	
E-mail Address	
Fax #	

		Square Feet	Acres
1.	A. Total Site Area	75, 187	1.7261
	B. Site Area in Existing Zoning Districts		
	1. District C-2	75, 187	1.7261
	2. District		
	3. District		
	4. District		
	5. District		
	C. Site Area in Proposed Zoning Districts		
	1. District C-O-2.5	75, 187	1.7261
	2. District		
	3. District		
	4. District		
	5. District		
2.	Site Area Allocated for Density Purposes To: (Attach exhibit of site area allocation when necessary)		
	A. Office		
	B. Commercial		
	C. Hotel		
	D. Residential	75,187	1.7261
	E. Other (specify)		
3.	Floor Area Ratio (FAR) inclusive of requested density bonuses and exclusions (GFA divided by site area for density purposes [for mixed use districts, the allocated site area])		N/A
	A. Office		
	B. Commercial		
	C. Hotel		
	D. Residential		
	E. Other (specify)		
	Total		
4.	Dwelling Units Per Acre		143
5.	Hotel Rooms Per Acre		N/A

		Square Feet	
6.	Total Gross Floor Area		
	A. Office Use		
	1. Building 1		
	2. Building 2		
	3. Building 3		
	4. Building 4		
	5. Building 5		
	Total		
	B. Retail Use		
	1. Building 1		
	2. Building 2		
	3. Building 3		
	4. Building 4		
	5. Building 5		
	Total		
	C. Hotel Use	Square Feet	# Rooms
	1. Building 1		
	2. Building 2		
	3. Building 3		
	4. Building 4		
	5. Building 5		
	Total		
	D. Residential Use	Square Feet	# Units
	1. Building 1	245,101 sf GFA	247
	2. Building 2		
	3. Building 3		
	4. Building 4		
	5. Building 5		
	Total		
	Affordable Housing Units		
	E. Other (specify)	Square Feet	



7.	Total # of Parking Spaces					
	<b>A. Office Use</b>	<b>Standard</b>	<b>Compact</b>	<b>HC</b>	<b>Total</b>	<b>% Compact</b>
	1. Building 1					
	2. Building 2					
	3. Building 3					
	4. Building 4					
	5. Building 5					
	Total					
	<b>B. Retail Use</b>					
	1. Building 1					
	2. Building 2					
	3. Building 3					
	4. Building 4					
	5. Building 5					
	Total					
	<b>C. Hotel</b>					
	1. Building 1					
	2. Building 2					
	3. Building 3					
	4. Building 4					
	5. Building 5					
	Total					
	<b>D. Residential</b>					
	1. Building 1	164	29	8	201	14%
	2. Building 2					
	3. Building 3					
	4. Building 4					
	5. Building 5					
Total						
<b>E. Other (specify)</b>						

8.	Type of Parking		# of spaces	
	A. Structured – Above grade			
	B. Structured – Below grade		201	
	C. Surface			
9.	Parking Ratio			
	A. # of Spaces per Office GFA	One space	per	Sq. Ft.
	B. # of Spaces per Retail GFA	One space	per	Sq. Ft.
	C. # of Spaces per Hotel Rooms	space(s)	per	One room
	D. # of Spaces per Residential	.8 space(s)	per	One unit
	E. # of Spaces per Other (specify)	space(s)	per	Sq. Ft.
10.	Building Height			
	A. Average Elevation of the Site in feet above sea level	235.64		Feet
	B. Building Height in feet to Main Roof and Penthouse Roof			
	1. Office	Main Roof	Penthouse Roof	# Stories
	a. Building 1			
	b. Building 2			
	c. Building 3			
	d. Building 4			
	e. Building 5			
	2. Retail			
	a. Building 1			
	b. Building 2			
	c. Building 3			
	d. Building 4			
	e. Building 5			
	3. Hotel			
	a. Building 1			
	b. Building 2			
	c. Building 3			
	d. Building 4			
e. Building 5				

10. (con't)			
4. Residential	Main Roof	Penthouse Roof	# Stories
a. Building 1	76.5	89.83	6 + penthouse
b. Building 2			
c. Building 3			
d. Building 4			
e. Building 5			
5. Other (Specify)			
C. Building Elevation to Main Roof and Penthouse Roof (in feet above sea level)			
1. Office	Main Roof	Penthouse Roof	
a. Building 1			
b. Building 2			
c. Building 3			
d. Building 4			
e. Building 5			
2. Retail			
a. Building 1			
b. Building 2			
c. Building 3			
d. Building 4			
e. Building 5			
3. Hotel			
a. Building 1			
b. Building 2			
c. Building 3			
d. Building 4			
e. Building 5			
4. Residential			
a. Building 1	312.14	325.47	
b. Building 2			
c. Building 3			
d. Building 4			
e. Building 5			
5. Other (Specify)			

10. (con't)

D. Slab-to-slab heights

1. Office

Height in Feet

a. Building 1

b. Building 2

c. Building 3

d. Building 4

e. Building 5

2. Retail

a. Building 1

b. Building 2

c. Building 3

d. Building 4

e. Building 5

3. Hotel

a. Building 1

b. Building 2

c. Building 3

d. Building 4

e. Building 5

4. Residential

a. Building 1

16.67 @ FIRST TO SECOND / 10.67 TYPICAL (2-6)

b. Building 2

c. Building 3

d. Building 4

e. Building 5

4. Residential

a. Building 1

b. Building 2

c. Building 3

d. Building 4

e. Building 5

5. Other (Specify)

		Sq. Ft.	%
11.	Coverage and Percent Coverage	61,010 sf	81.1%
12.	Dimensions of Yards or Setbacks from right-of-way (for townhouse projects)		N/A
	A. Front		
	B. Side		
	C. Side		
	D. Rear		
13.	Common Open Space (if required)		N/A
14.	Landscaped Area ("R-C", "C-O-A" and "C-R")		N/A
15.	Proximity to Metro Entrance (walking distance from main entrance to nearest station entrance) and proximity to regional and local bus service (walking distance from main entrance to bus shelter/ bus stop)		Apx. 1,480 feet
16.	Requested Zoning Ordinance Modifications of Use Regulations (for example, density, height, parking, setback, coverage, etc.)		
	A. Parking		
	B. Compact parking ratio		
	C. Bonus density		
17.	Requested Encroachment(s) and/or Vacation(s). Include plat(s) showing exact locations and types. Vacation of existing County utilities. Please see sheets C-305 – C-308.		
18.	# LEED Credits	Yes (Approx. 42)	No Maybe
19.	Historic District and/or Building	Yes	No X
	Name of Building:	N/A	
	Address of Building:	N/A	

### Site Plan Submittal Checklist

**To ensure a complete Site Plan Submittal, the applicant must complete and submit this form.**

					Staff Notes	
<b>DATE:</b> Second Preliminary Submission = April 27, 2018						
<b>APPLICANT/DEVELOPER:</b> Eleventh Street Development, LLC						
<b>APPLICATION BY:</b> M. Catharine Puskar, Attorney/Agent						
<b>ADDRESS:</b> 2200 Clarendon Blvd, Suite 1300, Arlington, VA, 22201						
<b>DAYTIME PHONE:</b> 703-528-4700						
<b>EMAIL ADDRESS:</b> cpuskar@thelandlawyers.com						
<b>CONTACT:</b> M. Catharine Puskar						
<b>PROJECT TITLE:</b> Washington Boulevard at Kirkwood						
<b>PROJECT LOCATION:</b> 3421, 3415, 3411 Washington Blvd.; 1122 N Kirkwood Rd.						
	Applicant	Staff				
		1 <sup>st</sup>	2 <sup>nd</sup>	3 <sup>rd</sup>	4 <sup>th</sup>	
Preliminary Site Plan Drawings: 2 copies of plan at correct scale and size (24" x 36"), with additional required information and 1 digital PDF copy	✓					
Final Site Plan Drawings: 8 copies of plan at 24" x 36" and 11" x 17", with graphic scale representation, with additional required information and digital copy	NA					
1. Site Plan Drawings Cover Page	✓					
2. Civil Engineering Plans:	✓					
A. Certified Survey Plat at Scale that is appropriate for the size of the project, ranging from 1" = 10' to 1" = 30'	✓					
1) Full Cross-Sections of adjacent streets from curb to curb, with dimensions, including full intersections	✓					
2) Dimensions of Tracts	✓					
3) Lot area by Zoning District (square feet and acres) for each tract	✓					
4) North Arrow	✓					
5) Types and dimensions of existing easements	✓					
6) Location, dimensions, size and uses of existing structures and below-grade structures, number parking spaces, number residential and hotel units, and distance from side lot lines and centerlines of adjacent streets	✓					
7) Topography at 2-foot intervals	✓					
8) Location and height in feet of existing structures on adjacent contiguous site and across adjacent streets	✓					
9) Show location of trees on site with caliper of 3 inches or greater.	✓					
10) Historic district and/or structures on the site or adjacent sites – add a	✓					

note on the plot and location plan if there are not any	✓						
11) Resource protections areas – add a note on the plot and location plan if there are not any	✓						
12) Metes and Bounds Narrative Description	✓						
B. Current aerial photograph of full site and surrounding uses	✓						
C. Zoning plat including notation if <b>from</b> an R, RA, S-3A, S-D, C-1-R, C-1, C-1-R, C-2, C-1-O or C-O-1.0 district <b>to</b> any other commercial, mixed-use (C), industrial (M) or P-S district	✓						
D. Proposed preliminary subdivision plat showing requirements of Subdivision Ordinance, including:	✓						
1) Lot lines	✓						
2) Size of subdivided parcels	✓						
E. Plot and location plan at a 1"=25' scale. However, a different scale could be used that is appropriate for the size of the project, ranging from 1"=10' to 1"=30'. All civil sheets should use the same scale chosen for the project. Final engineering plans will need to be submitted at 1"=25' scale.	✓						
1) Lot dimensions and site area, individual parcel Dimensions and area, and area within each existing and proposed zoning district	✓						
2) North Arrow	✓						
3) Public street and right-of-way dedications, with square footage, and site area before and after dedication	✓						
4) Proposed grading at 2-foot contour intervals	✓						
5) Location, dimension, connection, label and description of proposed and existing underground, surface, and aerial utilities and structures within the property, on the periphery of the site and in the full street. Show relationship of <b>underground</b> utilities to street tree placement.	✓						
	Applicant		Staff				Staff Notes
			1 <sup>st</sup>		2 <sup>nd</sup>		
	Ext	Prop	Ext	Prop	Ext	Prop	
a. Water meter vaults & water meter clear zones	✓	✓					
b. Electric Transformer vaults	✓	✓					
c. Storm Sewer	✓	✓					
d. Gas	✓	✓					
e. Sanitary Sewer	✓	✓					

f. Water	✓	✓					
g. Electric	✓	✓					
h. Cable TV	✓	✓					
i. Telephone	✓	✓					
j. Fiber optics	✓	✓					
k. Other (please specify)	✓	✓					
l. METRO-related structures	✓	✓					
	Applicant		Staff				Staff Notes
			1 <sup>st</sup>	2 <sup>nd</sup>	3 <sup>rd</sup>	4 <sup>th</sup>	
6) Location, dimension, connection, label and description of proposed and existing <b>surface</b> and below grade structures within the property, on the periphery of the site.	✓						
	Applicant		Staff				
			1 <sup>st</sup>		2 <sup>nd</sup>		
	Ext	Prop	Ext	Prop	Ext	Prop	
a. Full street sections and intersections.	✓	✓					
b. Sidewalks (full sidewalk and clear width)	✓	✓					
c. Curb and gutter	✓	✓					
d. Street lights	✓	✓					
e. Utility poles	✓	✓					
f. Bus Stops / Bus Shelters, if applicable	✓	✓					
g. Street trees, tree pits and/or tree planting strips	✓	✓					
h. Transformer pads	✓	✓					
i. Fire hydrants and fire department connections	✓	✓					
j. Crosswalks	✓	✓					
k. ADA ramps and driveway entrances	✓	✓					
l. Traffic signal poles and cabinets	✓	✓					
	Applicant		Staff				
			1 <sup>st</sup>	2 <sup>nd</sup>	3 <sup>rd</sup>	4 <sup>th</sup>	
m. Distance to all property lines and street center lines	✓	✓					
n. Corner vision obstruction area	✓	✓					
o. Physical relationship and distance to adjacent lots and buildings on same block, contiguous blocks and across adjacent streets	✓	✓					
p. Location of streets on adjacent sites and blocks, with garage and loading docks marked	✓	✓					
q. Driveways and driveway entrances on the same block and across the street	✓	✓					
r. Interior streets, sidewalks & open spaces	✓	✓					



s.	Distance from shared property line or proposed subdivision line.	✓	✓			
t.	Surface parking and loading areas	✓	✓			
u.	Size and location of garage air intake and exhaust vents	✓	✓			
7)	Retail	N/A				
a.	Location and square footage of retail spaces. Dimension the sidewalk frontage where the finished floor elevation(s) of the retail space(s) is equal to the finished grade of the sidewalk, and label these areas as the location of potential retail entrances.					
b.	Label street/pedestrian access	✓	✓			
8)	Proposed elevations at:	✓	✓			
a.	Ramps	✓	✓			
b.	Patios	✓	✓			
c.	Plazas	✓	✓			
d.	Top/bottom of privacy walls and fences	✓	✓			
e.	Sidewalks	✓	✓			
f.	First floor and all entrances	✓	✓			
g.	Garage & loading dock Entrances	✓	✓			
9)	Location of trees to be saved, and limits of clearing and grading	✓	✓			
10)	Average elevation of the site	✓	✓			
11)	Coverage/Percent Coverage	✓	✓			
F.	Types and dimensions of proposed vacations and/or types, dimensions and necessity for encroachments	✓	✓			
G.	Other special plans or data – if applicable	✓	✓			
H.	Presentation Plan at 1" = 25' scale showing proposed improvements only:	✓	✓			
1)	Location, dimension, connection, label and description of all proposed surface structures within the property, on the periphery of the site, including:	✓	✓			
a.	Buildings	✓	✓			
b.	Sidewalks (full sidewalk clear width)	✓	✓			
c.	Curb and Gutter	✓	✓			
d.	Bus stops/shelters, if applicable	✓	✓			
e.	Street tress, tree pits, and/or tree planting strips	✓	✓			
f.	Crosswalks	✓	✓			
g.	ADA ramps and driveway entrances	✓	✓			
h.	Interior Streets, sidewalks, and	✓	✓			

	open spaces						
	i. Surface parking and loading areas	✓	✓				
	j. Transformer Pads	✓	✓				
	k. Fire hydrants and fire department connections	✓	✓				
	l. Street lights	✓	✓				
	m. Utility poles	✓	✓				
	n. Traffic signal poles and cabinets	✓	✓				
	o. Corner vision obstruction area	✓	✓				
	p. Size and location of garage air intake and exhaust vents	✓	✓				
	q. Distance to all property lines and street center lines	✓	✓				
	r. Distance from shared property line or proposed subdivision line	✓	✓				
	2) Location and square footage of retail spaces. Dimension the sidewalk frontage where the finished floor elevations of the retail space(s) is equal to the finished grade of the sidewalk, label these areas as the location of potential retail entrances.	✓	✓				
	3) Proposed limits of clearing and grading.	✓	✓				
	4) North arrow orientation	✓	✓				
	5) Symbol Key/Legend	✓	✓				
	I. Striping and marking plan providing number, direction and width of existing and proposed travel and parking lanes, crosswalks, medians, bike lanes; width of existing and proposed curb cuts, planting areas, street lights, existing traffic signals (poles, span wires and/or mast arms), label and delineate fire lanes, if applicable	✓	✓				
	J. Existing and proposed street cross-sections:	✓	✓				
	1) Building wall lines & dimensions of sidewalk	✓	✓				
	2) Planting areas	✓	✓				
	3) Curb and gutter	✓	✓				
	4) Parking, bike and travel lanes	✓	✓				
	5) Medians	✓	✓				
	3. <b>Architectural Plans</b> at a scale appropriate for the project size	✓	✓				
	A. Floor Plans of each garage level, including:	✓	✓				
	1) Elevations	✓	✓				
	2) Dimensions of overall structure	✓	✓				
	3) GFA of overall structure	✓	✓				
	4) Layout and number of parking spaces	✓	✓				
	5) Label and dimension of typical	✓	✓				

standard, compact and handicapped spaces						
6) Widths of each aisle	✓	✓				
7) Label and size of storage, mechanical, retail parking, bicycle parking, and other non-parking areas.	✓	✓				
B. Ground Floor Plan	✓	✓				
1) Overall dimension, elevation and GFA	✓	✓				
2) Label all separate uses and access to separate uses, including storage, loading and service areas, retail and retail access/connections to service areas, recycling and trash collection areas, and garage	✓	✓				
3) Label building entrances for pedestrians and vehicles, including ground floor retail	✓	✓				
4) Location and information on landscaping, plazas and other site features	✓	✓				
C. Non-typical Floors	✓	✓				
5) Overall dimensions, elevation and GFA of each floor level	✓	✓				
2) Label all separate uses and access to separate uses, including storage, loading and service areas, retail and retail access/connections to service areas, recycling and trash collection areas, and garage	✓	✓				
D. Typical Floors	✓	✓				
6) Overall dimensions, elevation and GFA of each floor level	✓	✓				
2) Label all separate uses and access to separate uses, including storage, loading and service areas, retail and retail access/connections to service areas, recycling and trash collection areas, and garage	✓	✓				
E. Roof plan with elevations, showing main and penthouse roof elements and mechanical units	✓	✓				
F. Elevations of each building from the north, south, east and west showing:	✓	✓				
1) Height in feet of proposed building as measured from average site elevation, to the top of main roof, penthouse, and structures above the penthouse	✓	✓				
2) Number of floors and elevation of each floor including main roof, penthouse roof and any structures above penthouse roof, and slab-to-slab heights of all retail spaces	✓	✓				
3) Height, location and general design of structures above building height	✓	✓				

limit						
4) Label location and access to underground parking and loading	✓	✓				
5) Label façade and exterior surface materials and colors	✓	✓				
6) Complete street frontage, lobby and or plaza level elevations showing complete design details, façade materials and colors at a scale of 1/8" = 1'	✓	✓				
7) Distance from shared property line and percentage of building wall openings	✓	✓				
8) General size and location of vents for garage air intake and exhaust, HVAC, and laundry	✓	✓				
G. Vertical cross sectional views showing:	✓	✓				
1) Average elevation of the site	✓	✓				
2) Height in feet of proposed structure(s) as measured from average site elevation	✓	✓				
3) Number of floors and elevation of each floor, including main roof, penthouse, and structures above the penthouse	✓	✓				
4) Height, location, and general design of structures proposed above the building height limit	✓	✓				
5) Label location and access to underground parking and loading	✓	✓				
6) Elevation of all floor grades above and below ground	✓	✓				
7) Buildings in relationship to surrounding uses:	✓	✓				
a. Distance between proposed buildings and adjacent lots	✓	✓				
b. Distance between proposed buildings and adjacent buildings	✓	✓				
c. Distance between proposed buildings and adjacent streets	✓	✓				
d. Heights of proposed building and adjacent buildings.	✓	✓				
e. Distance of building wall from the shared property line.	✓	✓				
8) Plazas and landscape area above structures, soil depth for all landscaping, and elevations at finished grade	✓	✓				
9) Key showing where cross-sections are taken	✓	✓				
H. Screening Plans for:	✓	✓				
1) Mechanical equipment	✓	✓				
2) Parking areas	✓	✓				
3) Loading areas	✓	✓				
4) Trash areas	✓	✓				

5) Penthouse areas	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				
<b>4. Conceptual Landscape Plan</b>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				
A. Existing (to remain) and proposed building footprints and hardscape, and delineation of existing (to remain) and proposed underground structures	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				
B. Existing and proposed utilities, and topography at 2' intervals	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				
C. Streetscape	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				
D. Label, design and size of plazas and other site features; location and types of landscaping; label other landscape elements; label street trees and streetscape elements	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				
E. Label, size and elements of common open spaces, open space easements and required landscaping	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				
F. Location to be saved, and limits of clearing and grading	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				
G. Tree survey of all trees on the site with a caliper of 3 inches and greater. Provide locations, sizes, and identification/species of all existing trees to be saved, trees to be removed, proposed limits of clearing and grading, and a calculation of the number of trees to be replaced in tabular form pursuant to the tree replacement formula	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				
<b>5. Additional Drawings</b>						
A. Materials of special architectural features	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				
B. Treatment of mechanical shafts and balcony railings	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				
C. Exterior treatment of loading dock doors	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				
D. Street level context of how buildings fit in neighborhood with existing conditions and known future development	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				
E. Massing context of how buildings fit in surrounding development	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				
F. Comparative drawing (sections) of height profiles within a 400-foot offset of development	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				
G. Context plan of street alignments, parking and travel lane designations, sidewalks, bike and transit facilities, and building lines within a 400-foot offset of development	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				
<b>6. Information Sheet</b>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				
A. Tabulation in chart form of parking and bicycle spaces required and provided, by building level and user type.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				
B. Tabulation in chart form of the square footage of all separate uses, by floor, and the totals for all floors, including storage, loading and service areas including height of loading docks, retail including retail slab-to-slab height, recycling and trash collection areas, and garage	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				

C. Tabulation in chart form of the total number of residential units by type, number of bedrooms/dens, and by floor area, per floor and total for all floors	✓	✓				
D. Tabulation in chart form of total number of hotel units by floor area, per floor, and total	✓	✓				
E. Tabulation in chart form of elevation and GFA for each floor and total GFA for all floors	✓	✓				
7. Tabulation in chart form of proposed density (GFA and/or Units per Acre) of the site plan project including all requested density bonuses and exclusions.	✓	✓				
<b>8. Additional filing information</b>						
A. Site Plan Application Acceptance Letter from CPHD, Director	N/A					
B. Application form	✓	✓				
C. Statement of justification letter	✓	✓				
D. Disclosure statement	✓	✓				
E. Consent of all property owners	✓	✓				
F. Site Plan Specification form	✓	✓				
G. Tabulation in chart form showing by-right development capacity	✓	✓				
H. Letter stating all requested Zoning Ordinance modifications (density bonuses and/or exclusions], height, parking, etc.) and justification of each, where applicable.	✓	✓				
I. Community benefits letter	✓	✓				
J. Vacation and Encroachment plat and application(s) or waiver form. The plat shall show the exact locations and types of vacations and/or encroachments	To be submitted under separate cover					
K. Transportation Demand Management Plan	✓	✓				
L. Stormwater Management and Compliance Plan (may be within site plan drawings)	✓	✓				
M. MEP letter documenting transformer size and location	✓	✓				
N. LEED® version 4 (or most recent as approved by the County Manager) Scorecard	✓	✓				
1) Tracking sheet with description of proposed credits with explanation as to why/why not being achieved	✓	✓				
2) Energy model summary and proposed savings	✓	✓				
3) LEED consultant information	✓	✓				
O. Description of Retail Program	✓	✓				
P. Number and location of existing residential households and retail tenants requiring relocation, including names of retail tenants. Relocation Plan, if applicable.	✓	✓				

Q. Public art letter	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				
R. Rezoning Application and rezoning plat, if applicable	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				
S. Traffic Impact Analysis, if applicable	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Previously submitted under separate cover			
T. Description and plats of transactions involving County property, if applicable	N/A					
U. Affordable Housing Plan, if applicable	N/A					
V. Historic preservation letter, if applicable	N/A					
W. Historic Resources Inventory (HRI) Informational Form, if applicable	N/A					
X. CCBP, Block development drawings at 24" x 36", if applicable	N/A					
Y. CCBP, Block Framework drawings at 11" x 17", if applicable	N/A					
Z. Urban Design Guidelines, if applicable	N/A					
AA. Staff Report on the Conceptual Site Plan Review, if applicable	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				
BB. Formal response to comments (for resubmissions only)	<input checked="" type="checkbox"/>					

**Washington Boulevard at Kirkwood  
By-Right Tabulation**

	<b>By Right C-2 Zoning</b>	<b>C-O-2.5 Site Plan Zoning</b>	<b>Proposed C-O-2.5 Site Plan</b>
<b>Use</b>	Retail, service, and office uses	Multifamily residential	Multifamily residential
<b>Site Area of Application Property</b>	75,187 (1.726 acres)	75,187 (1.726 acres)	75,187 (1.726 acres)
<b>Density</b>	1.5 FAR	115 units/acre	143.11 units/acre (115 units/acre base + 28.11 units/acre bonus)
<b>GFA / Units</b>	112,780.5 sf GFA	198 units	247 units
<b>Height</b>	45 feet	16 stories	6 stories + rooftop penthouse
<b>Parking</b>	Retail: 1 per each 250 sq. ft. of floor area on the first floor of a building and 1 per each 300 sq. ft. of floor area located elsewhere in the building Office: 1 per each 250 sq. ft. of floor area on the first floor of a building, 1 per each 300 sq. ft. of floor area located in the basement or floors 2-5, 1 per 400 sq. ft. of floor area located above the 5 <sup>th</sup> floor  452 parking spaces	Multifamily residential: 1.125 spaces / unit for first 200 units, and 1 space / unit for any additional units  223 spaces	0.8 spaces/unit  201 spaces





M. Catharine Puskar  
(703) 528-4700 Ext. 5413  
cpuskar@thelandlawyers.com

**WALSH COLUCCI  
LUBELEY & WALSH PC**  
April 27, 2018

**Via Hand Delivery**

Ms. Arlova Vonhm  
Zoning Administrator  
Arlington County Zoning Office  
2100 Clarendon Boulevard, Suite 1000  
Arlington, VA 22201

**Re: Rezoning and Major Site Plan Application – Modifications Letter  
Property: 3421, 3415, 3411 Washington Blvd.; 1122 N Kirkwood Rd.  
RPC# 15-086-006, 005, 002, 025, 001  
Contract Owner/Applicant: Eleventh Street Development, LLC**

Dear Ms. Vonhm:

On behalf of the Applicant, please accept this Modifications Letter in fulfillment of the Administrative Regulation 4.1 filing requirements. The Applicant requests the following modifications:

- Bonus density in pursuant to Section 15.5.7 of the Zoning Ordinance, and
- Parking ratio.

Please let me know if there is any additional information you need to review this application.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

*M. Catharine Puskar by: mja*  
M. Catharine Puskar

Enclosures

cc: Garrett Erdle  
Greg Klein  
Thomas Fauquier  
Pete McLaughlin  
Nicholas Cumings  
Caroline Herre

ATTORNEYS AT LAW

703 528 4700 ■ WWW.THELANDLAWYERS.COM  
2200 CLARENDON BLVD. ■ SUITE 1300 ■ ARLINGTON, VA 22201-3359

LOUDOUN 703 737 3633 ■ WOODBRIDGE 703 680 4664



**WALSH COLUCCI  
LUBELEY & WALSH PC**

M. Catharine Puskar  
(703) 528-4700 Ext. 5413  
cpuskar@thelandlawyers.com

April 27, 2018

**Via Hand Delivery**

Ms. Arlova Vonhm  
Zoning Administrator  
Arlington County Zoning Office  
2100 Clarendon Boulevard, Suite 1000  
Arlington, VA 22201

**Re: Rezoning and Major Site Plan Application – Community Benefits Letter  
Property: 3421, 3415, 3411 Washington Blvd.; 1122 N Kirkwood Rd.  
RPC# 15-086-006, 005, 002, 025, 001  
Contract Owner/Applicant: Eleventh Street Development, LLC**

Dear Ms. Vonhm:

On behalf of the Applicant, please accept this Community Benefits Letter in fulfillment of Administrative Regulation 4.1 filing requirements. Any change in the amount of density in the project may impact the proposed community benefits. The Applicant submits the following as a preliminary list solely to fulfill the Administrative Regulation 4.1 requirement with the understanding that the community benefits package is negotiated throughout the site plan process and not agreed upon at the time of application acceptance.

- A new multifamily residential building located in close walking proximity to the Virginia Square and Clarendon Metro Stations and nearby amenities;
- Utility Fund contribution;
- Aerial utility undergrounding;
- Storm sewer relocation and related utility improvements;
- Provision of bicycle parking;
- Transportation Demand Management Plan;
- Parking Management Plan;

ATTORNEYS AT LAW

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April 27, 2018

Page 2

- Public Art Contribution/Provision of On-Site Public Art (Minimum of \$75,000) attributable to new density;
- Green Building/Sustainable Design;
- Provision of in-building first responder network;
- Increased real estate and sales tax revenue; and
- Job creation.

Please let me know if there is any additional information you need to review this application.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

*M. Catharine Puskar by: mga*

M. Catharine Puskar

Enclosures

cc: Garrett Erdle  
Greg Klein  
Thomas Fauquier  
Pete McLaughlin  
Nicholas Cumings  
Caroline Herre

# WELLS + ASSOCIATES

## MEMORANDUM



1110 Bonifant Street  
Suite 210,  
Silver Spring, MD 20910  
301-448-1333  
[WellsandAssociates.com](http://WellsandAssociates.com)

**To:** TDM Planner  
Arlington County Department of Environmental Services

**From:** Chris L. Kabatt, P.E.  
Kevin A. Berger

**Subject:** Washington Boulevard at Kirkwood  
Preliminary Transportation Management Plan  
Arlington County, Virginia

**Date:** February 21, 2018

---

### Introduction

This document presents a Transportation Management Plan (TMP) for the proposed residential building for the Washington Boulevard at Kirkwood redevelopment project. The redevelopment is planned to include 254 multi-family residential units. The site is bounded by 13<sup>th</sup> Street North to the north, North Kirkwood Road the east, Washington Boulevard to the south, and North Lincoln Street to the west, in Arlington County, Virginia. The site is less than a ½ mile walking distance to the Virginia Square-GMU and Clarendon Metro stations on the Orange Line and Silver Line. The following TMP is submitted solely to fulfill the Administrative Regulation 4.1 filing requirement, with the understanding that the TMP is negotiated throughout the 4.1 Site Plan process and not agreed upon at the time of application acceptance.

### Preliminary Transportation Management Plan

The Developer/Owner agrees to develop and implement a Transportation Management Plan (TMP) in order to achieve the desired results of the Arlington County Transportation Demand Management (TDM) program. The Developer/Owner agrees to obtain the approval of the County Manager or his designee for such plan before the issuance of the first Certificate of Occupancy for the building.

All dollar denominated rates will be adjusted for inflation by the U.S. Department of Labor, Bureau of Labor Statistics Consumer Price Index (CPI) Inflation Calculator from the date of site plan approval.

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## MEMORANDUM

The TMP shall include a schedule and details of implementation and continued operation of the elements in the plan. For purposes of illustration, the preliminary TMP includes the following potential strategies that may be implemented:

### Participation and Funding

- a. Maintain an active, ongoing relationship with Arlington Transportation Partners (ATP).
- b. Designate a member of building management(s) as Property Transportation Coordinator (PTC) to be a primary point of contact with the County and undertake the responsibility for coordinating and completing all Transportation Management Plan (TMP) obligations. The Developer/Owner and/or building management will provide, and keep current, the name and contact information of the PTC to Arlington County Commuter Services (ACCS). The Property Transportation Coordinator shall be appropriately trained, to the satisfaction of ACCS, to provide rideshare, transit, and other information provided by Arlington County intended to assist residents of the building with transportation to and from the site.
- c. In addition to supporting the ongoing activities of the Property Transportation Coordinator and other commitments of this TMP, the Developer/Owner would contribute to the Arlington County Commuter Services (ACCS), or successor, to sustain direct and indirect on-site and off-site services in support of TMP, in an amount to be determined during the 4.1 process.

### Physical Facilities and Improvements

- a. Provide, in the building, one (1) transportation information display, the content/design/location of which shall be approved by ACCS/ATP, to provide transportation-related information to employees, residents, guests, and visitors.
- b. Provide bicycle parking/storage facilities on the first level of the parking garage or on the ground floor.
- c. Provide, in the building lobby, a means to call a taxi.

## MEMORANDUM

- d. Maintain at least one on-site business center (including, at a minimum, access to copier, fax, personal computer, and internet services) in the building, which shall be made available to support residents of the building who choose to work from home.
- e. Comply with requirements of Site Plan conditions to provide construction worker parking.

### Parking Management Plan

- a. The Developer/Owner shall prepare a parking management plan regarding locations for any of the following potential components: taxi passenger loading and unloading; accessible paratransit pick-up, drop-off, handicapped access and passenger waiting area; loading zones for short-term deliveries; bicycle parking; bus stops; and on-and off-street parking for employees, residents, guests, and visitors. Such plan shall include a schematic drawing depicting an area parking plan for all block faces abutting the site. Additionally, this plan will note restrictions as to times that various activities (such as deliveries and parking) are permitted in the respective spaces.
- b. Provide effective directional signage within the garage to direct residents and visitors to appropriate parking spaces, exits and elevators. Such plan will include provisions for the specific items provided for in the Parking Management Plan.

### Promotions, Services, Policies

- a. Provide one time, per person, to each new residential lessee or purchaser, and each new property management or maintenance employee, directly employed or contracted, who moved into or begins employment in the building through initial occupancy, the choice of one of the following:
  - 1. \$65.00 Metro fare on a SmarTrip card
  - 2. A one year bikeshare membership
  - 3. A one year carshare membership
- b. Provide, administer, or cause the provision of a sustainable commute benefit program for on-site property management and maintenance employees. The program shall include, at a minimum, pre-tax employee contributions and/or tax-free transit.

# WELLS + ASSOCIATES

## MEMORANDUM

- c. Provide website hotlinks to CommuterPage.com under a “transportation information” heading from the Developer/Owner and property manager’s websites regarding this development.
- d. Distribute a new-resident package, or similar, as specified by the County TDM planner; material provided by Arlington County which includes site-specific ridesharing and transit-related information to each residential lessee or purchaser. Packages will be distributed to tenants and/or owners no later than the day of move-in on-site.
- e. Distribute a new-employee package, or similar, as specified by the County TDM planner; material provided by Arlington County which includes site-specific ridesharing and transit-related information for on-site property management and maintenance employees. Packages will be distributed to employees no later than their first week of work on-site.
- f. Reference to the Virginia Square-GMU and Clarendon Metro stations and local bus routes included in promotional materials and advertisements for the building.
- g. Cooperate with Arlington County to assist the County in implementing a transit-advertising program that will distribute information four times per year to employees, residents, guests, and visitors.
- h. Participate in regionally sponsored clean air, transit, and traffic mitigation promotions by posting notice of such promotions in locations within the building.

### Performance and Monitoring

- a. Upon approval of the TMP by the County, the Developer/Owner agrees to implement all elements of the plan with assistance when appropriate by agencies of the County.
- b. The owner shall reimburse the County for (up to a maximum of \$10,000 per study), and participate in, a transportation performance monitoring study at two years, five years, and each subsequent five years (at the County’s option), after issuance of first Certificate of Occupancy. The County may conduct the study or ask the owner to conduct the study. The County will specify the timing and scope of the study. The study may include average vehicle occupancy, daily vehicle-trips to and from the site, and parking availability by time of day for the

# WELLS + ASSOCIATES

## MEMORANDUM

site and pedestrian traffic. The study may include a seven-day count of site-generated vehicle traffic and a voluntary mode-split survey. The building owner and/or operator will notify, assist, and encourage residents, tenant's employees, and building employees to participate in mode split surveys which may be of an on-line, or email variety. A report will be produced as specified by the County.

- c. During the first year of start-up of the TMP and on an annual basis thereafter, the Developer/Owner will submit an annual report, which may be of an on-line, or email variety, to the County Manager, describing completely and correctly, the TDM related activities of the site, and continuous reports of changes in commercial tenants during each year.





February 16, 2018

Eleventh Street Development, LLC  
Attn: Garrett Erdle  
24 Cedar St.  
Alexandria, VA 22301

RE: Washington Boulevard at Kirkwood

Mr. Erdle,

At this time, we believe that the site will require two 3 Phase 8'x8'x6' transformers and two 8'x8'x5' switches to convert overhead utilities to underground. We will continue to work with Dominion Energy Virginia in an effort to finalize the design and equipment needs for this conversion.

Regards,

Matt Steigelman

Davis Utility Consulting, LLC

CC: Marcus Davis, DUC  
Zach Polk, DUC  
Garrett Erdle, Eleventh St. Development.

meridian consulting llc  
 Washington and Kirkwood  
 LEED for New Construction v4  
 4/26/2018

**4 64 Total Project Score** Possible Points 110  
 Certified: 40 pts Silver: 50 pts Gold: 60 pts Platinum: 80 pts

Y	?	N	<b>4 23</b> Energy and Atmosphere
			3 Credit, Renewable Energy Production
			1 Credit, Enhanced Refrigerant Management
			2 Credit, Green Power and Carbon Offsets

Y	?	N	<b>0 8</b> Materials and Resources
			Prereq, Storage and Collection of Recyclables
			Prereq, Construction and Demolition Waste Management Planning
			5 Credit, Bldg Life-Cycle Impact Reduction
			1 Credit, Bldg Product Disclosure and Optimization - EPDs
			1 Credit, Bldg Product Disclosure and Optimization - Sourcing of Raw Materials
			1 Credit, Bldg Product Disclosure and Optimization - Material Ingredients
			2 Credit, Construction and Demolition Waste Management

Y	?	N	<b>0 9</b> Indoor Environmental Quality
			Prereq, Minimum Indoor Air Quality Performance
			Prereq, Environmental Tobacco Smoke Control
			1 Credit, Enhanced Indoor Air Quality Strategies, Option 1
			1 Credit, Enhanced Indoor Air Quality Strategies, Option 2
			2 Credit, Low-Emitting Materials
			1 Credit, Construction Indoor Air Quality Management Plan
			2 Credit, Indoor Air Quality Assessment
			1 Credit, Thermal Comfort
			1 Credit, Interior Lighting
			3 Credit, Daylight
			1 Credit, Quality Views
			1 Credit, Acoustic Performance

Y	?	N	<b>0 3</b> Innovation
			1 Credit, Innovation, Building Education
			1 Credit, Innovation, Occupant Survey
			1 Credit, Innovation
			1 Credit, Innovation
			1 Credit, Innovation
			1 Credit, LEED Accredited Professional

Y	?	N	<b>0 2</b> Regional Priority
			2 Credit, Green Vehicles, Quality Transit (4)
			2 Credit, Restore Habitat, Rainwater Management (3)

Y	?	N	<b>0 8</b> Sustainable Sites
			Prereq, Construction Activity Pollution Prevention
			1 Credit, Site Assessment
			2 Credit, Site Development - Protect or Restore Habitat
			1 Credit, Open Space
			3 Credit, Rainwater Management
			1 Credit, Heat Island Reduction
			1 Credit, Light Pollution Reduction

Y	?	N	<b>0 6</b> Water Efficiency
			Prereq, Outdoor Water Use Reduction, 30%
			Prereq, Indoor Water Use Reduction, 20%
			Prereq, Building-Level Water Metering
			1 Credit, Outdoor Water Use Reduction, 50%, 100%
			3 Credit, Indoor Water Use Reduction, 25%-50%
			2 Credit, Cooling Tower Water Use
			1 Credit, Water Metering

Y	?	N	<b>4 23</b> Energy and Atmosphere
			Prereq, Fundamental Commissioning and Verification
			Prereq, Minimum Energy Performance, 5%
			Prereq, Building-Level Energy Metering
			Prereq, Fundamental Refrigerant Management
			6 Credit, Enhanced Cx: Enhanced Systems Cx, Bldg Envelope Cx, MBx
			4 Credit, Optimize Energy Performance, 6%-50%
			8 Credit, Advanced Energy Metering
			2 Credit, Demand Response

Y	?	N	<b>0 8</b> Location and Transportation
			16 Credit, LEED for Neighborhood Development Location
			Credit, Sensitive Land Protection
			2 Credit, High Priority Site
			1 Credit, Surrounding Density and Diverse Uses
			5 Credit, Access to Quality Transit
			1 Credit, Bicycle Facilities
			1 Credit, Reduced Parking Footprint
			Credit, Green Vehicles

Y	?	N	<b>0 5</b> Integrative Process
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Y	?	N	<b>0 2</b> Innovation
---	---	---	-----------------------

Y	?	N	<b>0 2</b> Regional Priority
---	---	---	------------------------------

Y	?	N	<b>0 2</b> Regional Priority
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Y	?	N	<b>0 2</b> Regional Priority
---	---	---	------------------------------

Y	?	N	<b>0 2</b> Regional Priority
---	---	---	------------------------------

Y	N	?	Criteria	Requirements	Current Status	Actions	Responsible Party
<b>Integrative Process</b>							
1			Credit, Integrative Process	Perform a preliminary "simple box" energy modeling analysis before the completion of schematic design. Also perform a preliminary water budget analysis before the completion of schematic design that explores how to reduce potable water loads (indoor, outdoor, process, supply sources).	A box level energy analysis was conducted prior to completion of Schematic Design. Water efficiency analysis was also conducted. Lighting efficiency measures were found to generate the most energy savings.	Document energy and water analysis on LEED Online.	Meridian Consulting
<b>Location and Transportation</b>							
		16	Credit, LEED for ND Location	This credit can be obtained if the project is located on a LEED for Neighborhood Development site.	Credit is not applicable.	NA	NA
				Locate the development footprint on land that has been previously developed. Or, locate the project on a site that isn't prime farmland, a floodplain, habitat for threatened or endangered species, 100 ft from water bodies, 50 ft from wetlands.	The site is on a previously developed infill site.	Document at 100% CDs.	Meridian Consulting
1			Credit, Sensitive Land Protection	Option 1: Locate the project on an infill location in a historic district. Option 2: Locate the project on one of the following: EPA National Priorities List; Federal Empowerment Zone site; Federal Enterprise Community site; Federal Renewal Community site; DOT Community Development Financial Institutions Fund Qualified Low Income Community; HUD Qualified Census Tract (QCT) or DDA; Option 3: Brownfield Site.	A Phase II site survey was conducted for the site. There was no site contamination found.	None	NA
		2	Credit, High Priority Site	Option 1: Locate on a site whose surrounding existing density within a ¼-mile meets these thresholds: 22,000 sf/acre (2 pts), 35,000 sf/acre) 3 pts). Option 2: Locate on a site within 0.5 miles of either 4 community services (1 pt) or 8 community services (2 pts).	The site is in a densely developed area with GMU to the South, Clarendon to the East, and mixed residential and commercial to the West and North. Single family homes are between 6-7 du per acre. There are more than 8 community services within 1/2 mile. <del>The project has access to multiple transit options:</del> Clarendon Metro Station, Virginia Square Metro Station (Orange, Silver Line), 41 Bus, 42 Bus, 388 Bus, 62 Bus. Total transit rides is 398 per weekday and 259 rides on Saturday/Sunday.	Update density calculations during construction.	Meridian Consulting
4		1	Diverse Uses	Credit, Surrounding Density and Diverse Uses			
5			Credit, Access to Quality Transit	Locate the project within 1/4 mile of bus stops, or 1/2 mile from a rail station. Transit rides must be 72/weekday and 40/weekend day (1 pt), 144/108 (3 pots), 360/216 (5 pts).		Document at 100% CDs.	Meridian Consulting

	1	Credit, Bicycle Facilities	One entry must be within 200 yards of a bike network. Commercial Bike Storage: Short term storage for 2.5% of peak users, and no less than 4 spaces. Long term storage for 5% of regular occupants. Commercial Showers: 1 shower for first 100 occupants, 1 per 150 thereafter. Residential Bike Storage: Spaces for 30% of regular occupants and not less than 1 per unit. Short term storage for 2.5% of peak users, and >4 spaces.	At least 1 bike space is needed per residential unit (254), plus 4 temporary spaces (258 total).	NA	NA	NA	
	1	Reduced Parking Footprint	Do not exceed the local code for parking capacity. And, provide parking capacity that is a % reduction below the base ratios recommended by the Institute of Transportation Engineers' Transportation Planning Handbook. Reduce by 20% from ITE ratios if project hasn't achieved Density Credit, or Transit Credit. Reduce by 40% from ITE ratios if those credits are achieved. And, provide preferred parking for carpools for 5% of the total parking spaces.	Parking consists of 228 spaces in a 2-level underground garage. Base ratios are 1.5 spaces per 1-br, with 0.25 added per additional bedroom. The base ratio is 228 based on all 1-br units. This is below the credit threshold spaces. A total of 12 carpool spaces in preferred locations would be needed for the credit.	Credit feasibility is to be determined.	Eleventh Street Development		
1	0	Green Vehicles	Designate 5% of all parking spaces used by the project as preferred parking for green vehicles. In addition, designate 2% of spaces for charging station spaces.	Preferred parking for 12 low emitting and fuel efficient vehicle (LEFEV) spaces are needed. Charging stations for 4 spaces is also required.	Identify LEFEV and charging station spaces.	Odell		
1	5	Total						
<b>Sustainable Sites</b>								
Y		Prerequisite, Construction Activity Pollution Prevention	Develop and implement an erosion and sediment control plan according to the 2012 EPA Construction General Permit or local equivalent, whichever is more stringent. Complete a site assessment with the following site aspects included: topography, hydrology, climate, vegetation, soils, human use, health effects. The assessment should be used to influence site and building design.	An erosion and sediment control plan will be developed.	Include dust control in the plan. In addition, the plan must address each phase of construction.	WLP		
	1	Credit, Site Assessment		The project site doesn't contain natural features that can be preserved.	NA	NA		
	2	Credit, Site Development, Protect or Restore Habitat	Protect at least 40% of the greenfield portion of the site if applicable. A minimum of 30% of the site must be vegetated with native or adapted plants.	Site doesn't have more than 30% landscaped area.	NA	NA		
1		Credit, Open Space	Provide outdoor space greater than or equal to 30% of the total site area (including building footprint). A minimum of 25% of that outdoor space must be vegetated.	Credit is achievable based on bioretention and courtyard planted areas.	Design to meet 30% site open space, 25% of which must be landscaped.	Landscape Architect		

	3	Credit, Rainwater Management	Meet one of the following stormwater management thresholds by managing stormwater onsite: 95th percentile storm (1 pt), 98th percentile storm (2 pts), 85th percentile storm for zero lot line only (3 pts), natural land conditions (3 pts).	Project is designed to treat 1" of runoff which is below LEED threshold.	NA	NA
1	1	Credit, Heat Island Reduction	Option 1, Nonroof and Roof Measures (2 pts). Meet the credit threshold using the following nonroof and roof measures: hardscape shaded by landscaping or solar structures, 3-yr aged SRI 28 materials, open-grid paving, vegetated roof, 3-yr aged SRI 64 roof. Or, provide at least 75% of parking under cover (1 pt).	Majority of site hardscape must be SRI 28 or higher. Non-terrace roof area must be 3-yr aged SRI 64.	Specify site hardscape that is SRI 28 or higher and a reflective membrane roof.	Odell, Landscape Architect
		Credit, Light Pollution Reduction	Meet uplight and light trespass requirements, using either the backlight-uplight-glare (BUG) method (Option 1) or the calculation method (Option 2). Projects may use different options for uplight and light trespass. BUG ratings are based on the MLO lighting zone.	Credit is not targeted.	NA	NA
2	0	8	Total			

**Water Efficiency**

			Option 1, No Irrigation. Show that the landscape does not require a permanent irrigation system beyond a two-year initial period. Option 2, Reduced Irrigation. Reduce the project's landscape water requirement by at least 30% from the calculated baseline for the site's peak watering month.	The project will have an irrigation system for the courtyard and potentially in other landscaped areas. The following flow rates are recommended: 1.28 gpf toilets, 1.5 gpm kitchen faucets, 1.5 gpm showerheads, 1.0 gpm lav faucets. Fixtures must be WaterSense. Appliances must be ENERGY STAR.	Design landscaping with drip irrigation, native/adapted plants, moisture sensors and irrigation controller.	Landscape Architect
Y		Prerequisite, Outdoor Water Use Reduction	Reduce aggregate water consumption by 20% from the baseline. Base calculations on the volumes compared to the baseline. All newly installed toilets, urinals, private lavatory faucets, and showerheads must be WaterSense labeled.		Specify recommended flow rates to the extent possible.	Odell
Y		Prerequisite, Building Level Water Metering	Install permanent water meters that measure the total potable water use for the project. Meter data must be collected monthly and annually. Share data with USGBC for 5 years.	Water use will be metered for the whole building.	Document credit at 100% CDs.	Meridian
1		1	Credit, Outdoor Water Use Reduction	Option 1, No Irrigation. Show that the landscape does not require a permanent irrigation system beyond a 2-year establishment period (2 pts). Option 2, Reduced Irrigation. Reduce the project's landscape water requirement by at least 50% (1 pt), or 100% (2 pts) from the calculated baseline for the site's peak watering month.	The project will have an irrigation system for the courtyard and potentially in other landscaped areas.	Landscape Architect

3	3	Credit, Indoor Water Use Reduction	Reduce water consumption by 25-50% from the LEED baseline for indoor plumbing fixtures.	See Indoor Water Use Reduction Prerequisite.	See Indoor Water Use Reduction Prerequisite.	Odell
	2	Credit, Cooling Tower Water Use	Achieve the maximum number of cooling tower cycles possible (max 10) without exceeding credit-prescribed chemical concentrations (1 pt). Or, achieve over 10 cooling tower cycles without exceeding chemical concentrations (2 pts).	Credit is not applicable.	NA	NA
1	0	Credit, Water Metering	Install permanent water meters for two or more water subsystems (irrigation, indoor plumbing, DHW, boilers, reclaimed water, process water).	Credit is feasible with a landscape irrigation submeter and submeter for apartment water use.	Specify submeters.	MEP
5	0	6 Total				

**Energy and Atmosphere**

			Conduct commissioning for energy related systems. Include an envelope review in the design review conducted before mid-CDS. The CxA must be under contract prior to the CD phase. The commissioning authority (CxA) must do the following: a. Review the OPR, BOD, and project design. b. Develop and implement a Cx plan. c. Develop and verify system testing. d. Maintain an issues log throughout the Cx process. e. Prepare a final Cx process report.	Project is pursuing fundamental commissioning.	Select commissioning agent prior to CD phase. A building envelope review is also needed prior to mid-CDS.	Eleventh Street Development
Y		Prerequisite, Fundamental Commissioning and Verification	Demonstrate a 5% improvement, or a 3% improvement compared with Appendix G of ASHRAE Standard 90.1-2010. Comply with the mandatory provisions (Sections 5.4, 6.4, 7.4, 8.4, 9.4 and 10.4) in Standard 90.1-2010.	An energy model will be used to demonstrate energy performance. See Optimize Energy Performance Credit.	Develop energy model as design progresses.	Energy Modeler
Y		Prerequisite, Minimum Energy Performance	Install new or use existing building-level energy meters, or submeters that can be aggregated to provide building-level data representing total building energy consumption. Utility-owned meters are acceptable. Commit to sharing with USGBC for 5 years.	Prereq will be met with submeters on residential feeders.	Specify submeters.	MEP
Y		Prerequisite, Building Level Energy Metering	Zero use of chlorofluorocarbon (CFC)-based refrigerants in new base building heating, ventilating, air conditioning and refrigeration (HVAC&R) systems.	CFCs will not be specified.	Document prerequisite at 100% CDS.	MEP
Y		Prerequisite, Fundamental Refrigerant Management	The commissioning authority must do the following: 1. Review contractor submittals. 2. Verify/inclusion of systems manual requirements in CDS. 3. Verify inclusion of operator and occupant training requirements in CDS. 4. Verify systems manual. 5. Verify training. 6. Verify seasonal testing. 7. Review building operations 10 months after substantial completion. 8. Develop an on-going commissioning plan.	Path 1 will be pursued if needed.	NA	NA
	3	Credit, Enhanced Commissioning, Path 1				

	1	Credit, Enhanced and MBCx, Path 2	Achieve Path 1. And, develop monitoring-based procedures and identify points to be measured and evaluated to assess performance of energy and water-consuming systems. Include the procedures and measurement points in the commissioning plan.	Monitoring based commissioning is not being pursued.	NA		NA		
	2	Credit, Envelope Commissioning	Fulfill the requirements in EA Prerequisite Fundamental Commissioning and Verification as they apply to the building's thermal envelope. Complete commissioning activities for the building's thermal envelope in accordance with ASHRAE Guideline 0-2005 and the National Institute of Building Sciences (NIBS) Guideline 3-2012, Exterior Enclosure Technical as they relate to energy, water, indoor environmental quality, and durability.	Credit is not targeted.	NA		NA		
	6	4	8	Credit, Optimize Energy Performance	Demonstrate a percentage improvement in the proposed building performance rating compared with the baseline building. Calculate the baseline building performance according to Appendix G of ASHRAE Standard 90.1-2007. Credit thresholds are between 6%-50%.	Install advanced energy metering for the following: a. all whole-building energy sources used by the building; and b. any individual energy end uses that represent 10% or more of the total annual consumption of the building.	Energy efficiency measures in the design include improved window performance, HVAC efficiency, lighting efficiency (fluorescents/LEDs in units and common areas), lighting occupancy sensors in common areas, ENERGY STAR appliances (washers, refrigerators, dishwashers), and water efficient hot water fixtures.	Develop energy model as the design progresses.	Energy Modeler
		1		Credit, Advanced Energy Metering	Participate in an existing demand response (DR) program and complete the following activities. Design a system with the capability for real-time, automated DR based on external initiation by a DR Program Provider. 1. Enroll in a minimum one-year DR participation amount contractual commitment with a DR program provider, with the intention of multiyear renewal, for at least 10% of the estimated peak electricity demand.	Credit is not targeted due to requirement to monitor end uses, which is difficult in residential units.	NA		NA
		2		Credit, Demand Response	Use renewable energy systems to offset building energy costs. Points are achieved for the following thresholds: 1% (1 pt), 5% (2 pts), 10% (3 pts).	Credit may be feasible. Property management would need to include demand response requirements in leases for at least 10% of tenants.	NA		NA
		3		Credit, Renewable Energy		Credit is not targeted.	NA		NA

	1	Credit, Enhanced Refrigerant Management	Select refrigerants for HVAC&R equipment to minimize the emission of compounds that contribute to ozone depletion and climate change. Or, do not use refrigerants. Or, use only refrigerants (naturally occurring or synthetic) that have an ozone depletion potential (ODP) of zero and a global warming potential (GWP) of less than 50.	Credit is not feasible with split system heat pumps.	NA		NA
	2	Credit, Green Power	Engage in at least a 5-year renewable energy contract to provide at least 50% or 100% of the building's energy from renewable sources.	RECs will be purchased for the project site if needed.	NA		NA
6	4	23	Total				

**Materials and Resources**

	Y	Prerequisite, Storage and Collection of Recyclables	Provide a dedicated area for the collection and storage of recyclable materials, including at a minimum paper, corrugated cardboard, glass, plastics and metals. Provide for safe collection, and disposal of two of the following: batteries, mercury-containing lamps, and electronic waste.	Recycling will be identified in the floor plans. Property management will be engaged to determine if batteries, CFLs and electronic waste can be collected.	Identify recycling storage areas in the trash room and mail room.		Odell
	Y	Prerequisite, Construction and Demolition Waste Management Planning	Develop and implement a construction waste management plan to recycle and/or salvage nonhazardous construction and demolition debris.	Prerequisite will be met.	Provide construction waste management specs.		Meridian Consulting
			Option 1: Historic Building Reuse. Maintain the existing structure and envelope of a historic building (5 pts). Option 2: Maintain at least 50% by surface area, of the existing building structure, enclosure, and interior structural elements for abandoned or blighted buildings. Option 3: Reuse onsite or salvage offsite for 25%, 50% or 75% of building material surface area. Option 4: Conduct a life cycle assessment of the structure and enclosure.	Credit will be evaluated.	Review credit criteria to determine if the building could qualify.		Meridian Consulting
		5	Credit, Building Life Cycle Impact Reduction				
	1	1	Credit, Building Product Disclosure and Optimization, Environmental Product Declarations	Option 1: Use at least 20 different permanently installed products sourced from at least five different manufacturers that meet one of the LEED disclosure criteria. Option 2: Use products that reduce environmental impacts compared to industry standard for 50%, by cost, of construction materials.	Products with 3rd party EPDs will be specified.	Provide sample specifications.	Meridian Consulting
	1	1	Credit, Building Product Disclosure and Optimization, Sourcing of Raw Materials	Option 1: Use at least 20 products from at least five manufacturers that have publicly released a report (e.g., GRI, ISO 26000) on their extraction practices. Option 2: Use products that meet at least one of these extraction criteria for at least 25% of materials: extended producer responsibility, biobased, FSC wood, recycled content, material reuse.	Option one will be pursued. Option two may also be feasible based on recycled content materials.	Provide sample specifications.	Meridian Consulting



1	Credit, Building Product Disclosure and Optimization, Material Ingredients	Option 1: Use at least 20 different products from at least 5 manufacturers that meet the following: HPDs, published material inventory, Cradle-to-Cradle. Option 2: Use products that total 25% of materials by cost which are Greenscreen certified or C2C. Option 3: Product Manufacturer Supply Chain Optimization.	Option 1 will be pursued based on products with HPDs.	Provide sample specifications.	Meridian Consulting			
2	Credit 2, Construction Waste Management, 50%, 75%	Develop and implement a construction waste management plan to recycle and/or salvage nonhazardous construction and demolition debris.	Credit will be pursued (75% diversion).	Provide construction waste management specs.	Meridian Consulting			
5	0	8	<b>Total</b>					
<b>Indoor Environmental Quality</b>								
		Meet the minimum requirements of ASHRAE 62.1-2010, Sections 4-7. In addition, monitor outdoor air intake flow. CO detectors (hard wired with battery backup) must be installed in all residential units.	The building will be mechanically ventilated.	Include combination smoke/CO detectors in each residential unit. DOAS must have outside air monitors.	MEP			
Y	Prerequisite, Minimum IAQ Performance	Prohibit smoking in the building. In addition, prohibit on-property smoking within 25 feet of the building. In residential buildings that allow smoking, demonstrate acceptable sealing of residential units by a blower door test.	The building will be non-smoking including in residential units.	Provide no-smoking policy and lease addendum at the end of design.	Eleventh Street Development			
Y	Prerequisite, Environmental Tobacco Smoke Control	1. Install permanent entryway systems at least 10 feet (3 meters) long in the primary direction of travel. 2. Sufficiently exhaust each space where hazardous gases or chemicals may be present or used (e.g., garages, housekeeping and laundry areas, copying and printing rooms), using ASHRAE 62.1 standards or a minimum of 0.50 cfm per square foot. 3. Each ventilation system that supplies outdoor air to occupied spaces must have minimum MERV 13 filters.	The following would be needed to pursue the credit. Specify 10 ft walk-off mats at building entries. MERV 13 filters will be needed for DOAS units and other air handlers that process OA. Exhaust chemical storage / use spaces.	NA	NA			
	1	Credit, Enhanced IAQ Strategies, Option 1	Comply with one of the following: a. Conduct measurements of pollutants in outdoor air intake per credit criteria. b. Increase OA ventilation rates to all occupied spaces by at least 30%. c. Monitor CO2 concentrations within all densely occupied spaces. d. For spaces where air contaminants are likely install monitoring systems with sensors and an alarm function. e. Follow CIBSE AM10, Section 4, Design Calculations, to predict if airflows will provide effective natural ventilation.	Option 2 is targeted since CO2 sensors can be installed in densely occupied spaces (club room, fitness room).	Specify CO2 sensors for densely occupied spaces.	MEP		
1		Credit, Enhanced IAQ Strategies, Option 2						

2	1	Credit, Low Emitting Materials	Use low emitting products for the following categories: 1. Interior Paints and Coatings, 2. Adhesives and Sealants, 3. Flooring, 4. Composite Wood, 5. Ceiling, Wall, Thermal and Acoustic Insulation, 6. Furniture. Points are obtained based on the number of categories achieved (2 = 1 pt, 4 = 2 pts, 5 = 3 pts).	Low emitting materials will be specified for the following: paints and coatings, adhesives and sealants, flooring and insulation.	Specify low emitting materials per credit criteria.	Spec Writer, Interior Design	
1		Credit, Construction IAQ Management, During Construction	Develop and implement an IAQ management plan for the construction and pre-occupancy phases of the building. The plan must be based on SMACNA IAQ Guidelines For Occupied Buildings Under Construction. In addition, protect stored on-site and installed absorptive materials from moisture damage.  Path 1: Flush Out Before Occupancy. Deliver at least 14,000 cfm per square foot of outside air to the building before occupancy begins. Indoor conditions must be between 60F-80F and less than 60% RH. Path 2: Flush out During Occupancy. Deliver at least 3,500 cfm per square foot of outside air prior to occupancy. And, deliver at least 0.3 cfm/sf of OA during occupancy till 14,000 cfm/sf has been supplied.  Option 2: Conduct IAQ testing.	A Construction IAQ Management Plan will be developed and implemented.	Include Construction IAQ Management requirements in specs.	Meridian Consulting	
	2	Credit, Indoor Air Quality Assessment	Design HVAC systems according to ASHRAE Standard 55-2010. For natatoriums, demonstrate compliance with ASHRAE HVAC Applications Handbook, 2011 edition, Chapter 5, Places of Assembly, Typical Natatorium Design Conditions. In addition, provide thermal comfort control for at least 50% of workstations and 100% of multi-occupant spaces.	Credit is not targeted.	NA	NA	
1		Credit, Thermal Comfort	Option 1, Lighting Control (1 pt). Provide individual controls to at least 90% of individual occupant spaces. Lighting controls must have 3 levels (on/off/mid-level). All multi-occupant spaces must have controls.  Option 2, Lighting Quality (1 pt). Meet LEED credit criteria for light quality (CRI, lamp hours, photometrics, overhead lighting, surface reflectance, furniture surface reflectance, work surface reflectance).	Credit is feasible.	Provide thermal comfort controls for at least 50% of leasing workstations and all multi-occupant spaces.	MEP	
1	1	Credit, Interior Lighting	Option 1 of the credit is feasible.	Option 1 of the credit is feasible.	Provide lighting controls (bi-level) for at least 90% of leasing office or other property management work stations, and all multi-occupant spaces.	MEP	

	3	Credit, Daylight	Option 1, Simulation. Demonstrate through computer simulations that spatial daylight autonomy300/50% (sDA300/50%) of at least 55% (2 pts), 75% (3 pts), or 90% is achieved. Use regularly occupied floor area. Meet credit glare limits. Option 2, Simulation. Demonstrate through computer modeling that illuminance levels will be at least 300 lux at 9 a.m. and 3 p.m., at the equinox for 75% (1 pt) or 90% (2 pts) of regularly occupied spaces. Option 3, Measurements. Conduct daylight measurements to demonstrate at least 300 lux for 75% (2 pts), or 90% (3 pts) of regularly occupied space.	The Daylight Credit is not targeted.	NA		NA
1		Credit, Quality Views	Achieve a direct line of sight to the outdoors via vision glazing for 75% of all regularly occupied floor area.  HVAC Background Noise. Achieve maximum background noise levels from HVAC systems per 2011 ASHRAE Handbook, HVAC Applications, Chapter 48, Table 1; AHRI Standard 885-2008, Table 15. In addition, comply with design criteria for HVAC noise levels resulting from the sound transmission paths in ASHRAE 2011 Applications Handbook, Table 6. Sound Transmission: Meet the sound transmission class (STC) ratings per credit criteria. Meet reverberation time limits. Also design for sound masking and reinforcement in large conference rooms and auditoriums (over 50 people).	Credit is feasible so long as inboard bedrooms are limited.  Credit requires an STC rating of at least 55 for unit demising walls; STC 50 for corridor walls; NC 30-35 within units and maximum reverb time of 0.6 seconds.	NA	Design dwelling units with views from bedrooms and living spaces to the exterior to the extent possible.	Odell
7	0	9	1	Credit, Acoustic Performance	Total		NA
<b>Innovation</b>							
1		Credit, Innovation, Building Education	Credit can be pursued with a case study and website content.	Credit is feasible.	Develop educational materials during construction.		Meridian Consulting
1		Credit, Innovation, Occupant Survey	Conduct a survey of building occupants on thermal comfort, acoustics, IAQ, and building cleanliness.	Credit may be targeted if needed.	Evaluate credit requirements.	Property Manager	
	1	Credit, Innovation	NA	NA	NA		NA
	1	Credit, Innovation	NA	NA	NA		NA

	1	Credit	NA	NA	NA	NA	NA
1		Credit, LEED Accredited Professional	At least 1 principal participant of the project team must be a LEED Accredited Professional.	Meridian Consulting or another team member can meet this requirement.	Document credit during construction phase.	Meridian Consulting	
3	0	3	Total				
<b>Regional Priority</b>							
1		Regional Priority Credit: Access to Quality Transit	See Access to Quality Transit Credit.	Credit is achievable.	See Access to Quality Transit Credit.	Meridian Consulting	
1		Regional Priority Credit: Green Vehicles	See Green Vehicles Credit.	Credit is targeted.	See Green Vehicles Credit.	Odell	
		Regional Priority Credit: Rainwater Management	See Rainwater Management Credit.	Credit is not targeted.	NA	NA	
		Regional Priority Credit: Protect or Restore Habitat	See Protect or Restore Habitat Credit.	Credit is not targeted.	NA	NA	
2	0	2	Total				
42	4	64	Overall Total				

## Memorandum

**To:** Washington and Kirkwood Project Team  
**From:** James Mello, Abhishek Lal  
**Date:** February 16, 2018

**SUBJECT:** eQuest Energy Model for the Washington and Kirkwood Project

### 1. Introduction

This report presents energy analysis results for the Washington and Kirkwood project. The project is pursuing certification under the LEED for New Construction Rating System. A conceptual proposed design eQUEST energy model of the building was created to evaluate a number of energy efficient design alternatives.

The energy model is used to project the potential energy performance of the building. The model is not intended to fully predict actual operating performance of the building since building occupancy, operation and weather will vary compared to the model assumptions.

### 2. Background

The Kirkwood project is a six-story multifamily building located at Washington Blvd and North Kirkwood Road in Arlington, Virginia. The building will be 247,636 gsf above grade and will have a total of 255 residential units. Parking will be provided in a 2-level underground garage with 227 spaces. Amenities will include a swimming pool in a central courtyard, fitness room, club room and business center.

### 3. Energy Model Overview

A DOE 2.2 eQUEST 3.65 whole building hourly computer simulation was used to complete the performance analysis. Details of the design as well as performance alternatives evaluated are described in this report. Design case assumptions were taken from the Conceptual Design drawings dated December 14, 2017.

The project is in climate zone 4A. Typical annual weather data for the District of Columbia was used for the energy model. Weather data is sourced from the eQUEST database of weather files for the region.

#### Utility Data

The utility rates used are based on current EIA data for Arlington, Virginia. Utility rates are \$0.14/kWh for electricity and \$1.16/Therm for natural gas.

**Table 1: Building Envelope Inputs for Current Design and Alternatives**

Input Type	Conceptual Design	Energy Efficiency Alternatives
Steel Framed Wall Assembly	Steel studs with R-13 batt insulation between studs, R-7.5 continuous U-0.064 (ASHRAE 90.1 Appendix A)	Same as Conceptual Design

Wood Wall assembly	Wood studs with R-19 batt insulation between studs U-0.067 (ASHRAE 90.1 Appendix A, Table 3.4)	Same as Conceptual Design
Roof assembly	R-25 insulation entirely above deck, U-0.039 (ASHRAE 90.1 Appendix A, Table A2.2)	Same as Conceptual Design
Window Frames	Aluminum	Vinyl
Glazing U-value (overall, including glass and frame)	U-0.45	U-0.30
Glazing SHGC	0.40	0.30
Window to wall ratio	35%	25%

### Interior Lighting

Table 2, below, describes the inputs for the internal lighting power density for each space type.

**Table 2: Interior Lighting Power**

Space Type	Conceptual Design LPD (W/sf)	Energy Efficiency LPD (W/sf)
Residential Units	1.1	0.50, 0.8
Mail Room	1.1	1.1
Lobby	1.3	1.3
Mechanical & Electrical	1.5	1.5
Stairwell	0.6	0.6
Corridor	0.5	0.5
Garage	0.2	0.2
Club Room	1.2	1.2
Fitness Room	1.3	1.3

### Mechanical Systems

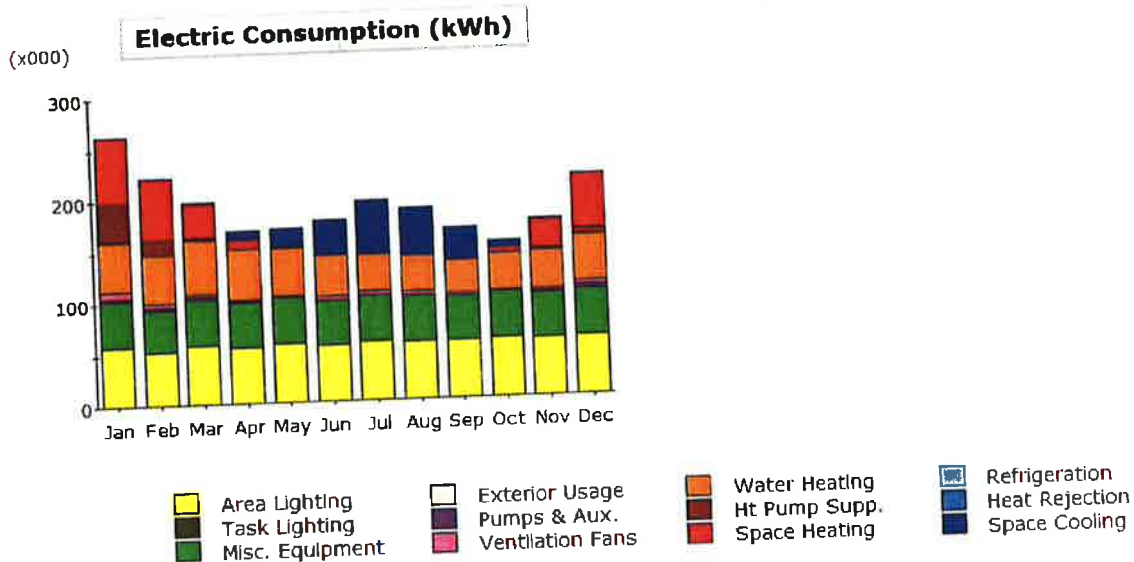
HVAC system details for the conceptual design building are outlined in Table 3 below.

**Table 3: HVAC System Types and Inputs**

Input Type	Conceptual Design Case	Energy Efficiency Case
<b>Residential Units</b>		
System Type	Split System Heat Pump	Split System Heat Pump
<b>Cooling</b>	<b>Direct Expansion</b>	<b>Direct Expansion</b>
Cooling Efficiency	SEER 13	SEER 16
<b>Heating</b>	<b>Direct Expansion</b>	<b>Direct Expansion</b>
Heating Efficiency	HSPF 7.7	HSPF 9.5
Supplemental Heating	Electric	Electric
Fan Control	Constant Volume	Constant Volume

### 4.0 Energy End Use Breakdown

The below figure shows the monthly energy use broken down by end-use for the design case model. The end-use break-down indicates that DHW heating, lighting and HVAC are the largest loads.



### 5.0 Energy Model Results

The below summarizes the annual energy consumption, energy savings anticipated for the building. The below values include energy and savings associated with appliances, which are added to the model results.

**Table 4: Energy Model Results Summary**

Energy Model	Energy Savings (kWh)	Energy Use (\$)	Annual Energy Savings (\$)	Annual Percent Cost Savings
Conceptual Design Model	-	\$305,573	-	-
Design with Vinyl Windows	36,857	\$300,413	\$5,160	1.69%
Design with 25% Window Area	32,335	\$301,046	\$4,527	1.48%
Design with 0.8 W/sf Unit LPD	117,914	\$289,065	\$16,508	5.4%
Design with 0.5 W/sf Unit LPD	235,828	\$272,557	\$33,016	10.8%
Design with SEER 16 Heat Pumps	37,242	\$300,359	\$5,214	1.7%

The above table presents a number of potential energy efficiency measures. Reduced dwelling unit lighting power density (reduced from 1.1 W/sf to 0.8 W/sf and 0.5 W/sf) generates the most savings, ranging from 5.4% to 10.8% annually. Selecting SEER 16 heat pumps and using vinyl instead of aluminum windows also generates significant savings.



M. Catharine Puskar  
(703) 528-4700 Ext. 5413  
cpuskar@thelandlawyers.com

WALSH COLUCCI  
LUBELEY & WALSH PC

February 21, 2018

Via Hand Delivery

Ms. Arlova Vonhm  
Zoning Administrator  
Arlington County Zoning Office  
2100 Clarendon Boulevard, Suite 1000  
Arlington, VA 22201

**Re: Rezoning and Major Site Plan Application – Retail Program Letter  
Property: 3421, 3415, 3411 Washington Blvd.; 1122 N Kirkwood Rd.  
RPC# 15-086-006, 005, 002, 025, 001  
Contract Owner/Applicant: Eleventh Street Development, LLC**

Dear Ms. Vonhm:

On behalf of the Applicant, please accept this Retail Program Letter in fulfillment of Administrative Regulation 4.1 filing requirements. The following is a preliminary description of the optional new amenity uses for the above-referenced request.

The Arlington Retail Plan establishes recommendations for retail uses in the County's primary corridor areas. With respect to the Property, the Plan indicates that there is no recommended retail on either the Washington Street façade or the Kirkwood Road façade.

The Washington Boulevard and Kirkwood Road General Land Use Plan Study "Plus", recommends retail and retail equivalent uses along Washington Boulevard, "without exclusively requiring retail in development projects." In order to maintain an active streetscape and pedestrian experience, the Applicant proposes to orient the main lobby and other active "retail equivalent" tenant amenity uses toward the Washington Street frontage, to the extent possible.

If you have any questions regarding any of this information, please do not hesitate to let me know.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

  
M. Catharine Puskar

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**WALSH COLUCCI  
LUBELEY & WALSH PC**

M. Catharine Puskar  
(703) 528-4700 Ext. 5413  
cpuskar@thelandlawyers.com

February 12, 2018

**Via Hand Delivery**

Ms. Arlova Vonhm  
Zoning Administrator  
Arlington County Zoning Office  
2100 Clarendon Boulevard, Suite 1000  
Arlington, VA 22201

**Re: Rezoning and Major Site Plan Application – Public Art Letter  
Property: 3421, 3415, 3411 Washington Blvd.; 1122 N Kirkwood Rd.  
RPC# 15-086-006, 005, 002, 025, 001  
Contract Owner/Applicant: Eleventh Street Development, LLC**

Dear Ms. Vonhm:

On behalf of the Applicant, please accept this Public Art Letter in fulfillment of Administrative Regulation 4.1 filing requirements. The Applicant met with Arlington County public art staff on January 30, 2018 to discuss the public art requirements. Please see the attached staff memo. The Applicant will continue to work with public art staff during the application review and final site design process.

Should you have any questions, or need any additional information, please do not hesitate to contact me. As always, thank you for your attention to this matter.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

*Matth J. All for MCP*

M. Catharine Puskar

Enclosures

cc: Garrett Erdle  
Greg Klein  
Thomas Fauquier  
Pete McLaughlin  
Matthew Allman

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{A0797589.DOCX / 1 Public Art Letter - first prelim 008557 000002}



ARLINGTON ECONOMIC DEVELOPMENT  
Cultural Affairs - Arlington Public Art

1100 N. Glebe Road, Suite 1500, Arlington, Virginia 22201  
TEL 703.228.0808 FAX 703.228.0804 www.arlingtoneconomicdevelopment.com

# MEMORANDUM

TO: Rosa Achour, CPHD Zoning

FROM: Angela Adams, AED

DATE: January 30, 2018

Public Art 4.1 Pre-filing 01/30/18

SUBJECT: Washington & Kirkwood

**Arlington staff:**

- Angela Adams, AED, Public Art
- Elizabeth Carriger, AED, Public Art
- Anne O'Dell, AED, Public Art
- Jill Griffin, AED, Real Estate Development
- Kris Krider, CPHD, Urban Design + Research

**Developer representatives:**

- Garrett W. Erdle, Eleventh Street Development
- Matthew Allman, Walsh Colucci

Matthew Allman provided an overview of the project. The site is within the recently adopted Washington Kirkwood GLUP Study, and located at the northwest corner of Washington Boulevard and Kirkwood Road. It is currently occupied by what was formerly Arlington Sport and Health, automotive businesses, and GJ Graham State Farm Insurance Agent. The new development will consist of 250 rental units consisting of studios and one and two bedroom apartments, an internal private courtyard, with all four external walls accessible to public view. It will be six stories above ground, with two underground levels for parking. The site is adjacent to the privately-owned historic Ball Family Cemetery. There is an existing retaining wall, six feet in height, separating the site from the cemetery. Preliminary meetings with CPHD and DES have taken place prior to this meeting. Eleventh Street Development intends to submit a formal application in February 2018.

According to the developer, there are many demands above and below ground for the site, particularly special utility considerations. An 84" underground storm drain that currently runs under the property will need to be rerouted so that it runs along Kirkwood Road. There are also considerations with underground electrical transmission routing that runs along the opposite side of the street on Kirkwood Road. Topography considerations are also important as the site plan takes into account that along Kirkwood Road, the northeastern corner begins at a grade of 236 feet, drops to 232 feet, then rises to 244 feet as it moves north. The building and adjoining site may be designed so that it rises to meet the top of the current 6' retaining wall, resulting in a curb. A two-way alley along the western side of the building is included in the site plan to provide access to ground facing units, the loading dock and rear entry. There will be an amenity space at the corner of Washington Blvd and Kirkwood Rd to provide visibility at the street level. Currently, no retail is planned for the site, though CPHD would like



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to continue this discussion. Garrett Erdle stressed that they wish for all four external sides of the building to be attractive. He conveyed that they have been doing research about the history of the neighborhood and the company is sensitive to both this history and current neighborhood residents' thoughts. They may have in-house resources to serve the need of an art consultant. If they decide to incorporate art on site, they would be very interested in working with a local artist.

Angela Adams noted that the retaining wall between the site and the cemetery could serve as an opportunity for public art. She recommended possibly engaging a professional artist to create artwork to address the history of the site, especially the adjacent Ball Family Cemetery, and expressed the importance of including Historical Preservation staff in the discussions. She also shared that Elizabeth Morton, a current member of the Public Art Committee, resides in the development on the eastern side of Kirkwood Road and could serve as a good resource. Staff provided a developer packet and advised keeping both the standard option A (incorporate public art on site) and B (contribution to the Public Art Fund) in the condition language, noting that a final decision can be made post site plan approval.

Kris Krider also emphasized the importance of including Historical Preservation staff in discussions. He discussed the geographical significance of the site, as it is situated in a valley and serves as the headwaters of Spout Run, following Kirkwood Road as its path. This could be artistically elaborated upon in the project. He also mentioned that the historical term "Saturday Night Massacre" was rumored to be coined by journalist Art Buchwald during an event at the former Arlington Sport and Health.

Jill Griffin discussed the timing of this site plan in regards to the timing of the redevelopment of the YMCA. This timeline is currently unknown, however, it may be possible to pool contributions to the Public Art Fund contributions to benefit a future County project in the area.



**WALSH COLUCCI  
LUBELEY & WALSH PC**

M. Catharine Puskar  
(703) 528-4700 Ext. 5413  
cpuskar@thelandlawyers.com

January 12, 2018

**Via Hand Delivery**

Ms. Arlova Vonhm  
Zoning Administrator  
Arlington County Zoning Office  
2100 Clarendon Boulevard, Suite 1000  
Arlington, VA 22201

**Re: Rezoning and Major Site Plan Application – Retail Relocation Letter  
Property: 3421, 3415, 3411 Washington Blvd.; 1122 N Kirkwood Rd.  
RPC# 15-086-006, 005, 002, 025, 001  
Contract Owner/Applicant: Eleventh Street Development, LLC**

Dear Ms. Vonhm:

On behalf of the Applicant, please accept this Retail Relocation Letter in fulfillment of the Administrative Regulation 4.1 filing requirements. The proposed multifamily residential building will replace four 1-story commercial buildings, and there are no residential tenants to be relocated. Currently, there are three existing retail tenants: Zolly Foreign Car Specialists, Slye Digital Media Systems, and G.J. Graham State Farm Insurance.

The Applicant will comply with the applicable Arlington County relocation policies, including referring the Zolly Foreign Car Specialists, Slye Digital Media Systems, and G.J. Graham State Farm Insurance tenants to Arlington Economic Development for information on available commercial space in the County and assistance in leasing.

Please let me know if there is any additional information you need to review this application.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

*Matthew J. Allman for MCP*

M. Catharine Puskar

Enclosures

cc: Garrett Erdle  
Greg Klein  
Thomas Fauquier  
Pete McLaughlin  
Matthew Allman

ATTORNEYS AT LAW

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{A0797605.DOCX / 1 Retail Relocation Letter - first prelim 008557 000002}

February 21, 2018

Page 2

Enclosures

cc: Garrett Erdle  
Greg Klein  
Thomas Fauquier  
Pete McLaughlin  
Matthew Allman



DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT  
Planning Division

2100 Clarendon Boulevard, Suite 700, Arlington, VA 22201  
TEL 703-228-3525 FAX 703-228-3543 [www.arlingtonva.us](http://www.arlingtonva.us)

## Conceptual Site Plan Review Report

Project Name: 1122 N. Kirkwood Rd.  
Applicant: Eleventh Street Development, LLC  
Representative: Catherine Puskar/Matt Allman  
CPHD Staff Lead: Adam Watson  
Concept Plan Coordinator: Matthew Pfeiffer

Staff Meeting with Applicant: December 8, 2017  
Report Issued: January 10, 2017

### Site Information

Locations: 3411 Washington Blvd. (RPC# 15-086-001); 1122 Kirkwood Rd. (RPC# 15-086-002, 15-086-025); 3415 Washington Blvd. (RPC# 15-086-005); 3421 Washington Blvd. (RPC# 15-086-006)

Site Area: 75,185 sq. ft. (1.726 acres)

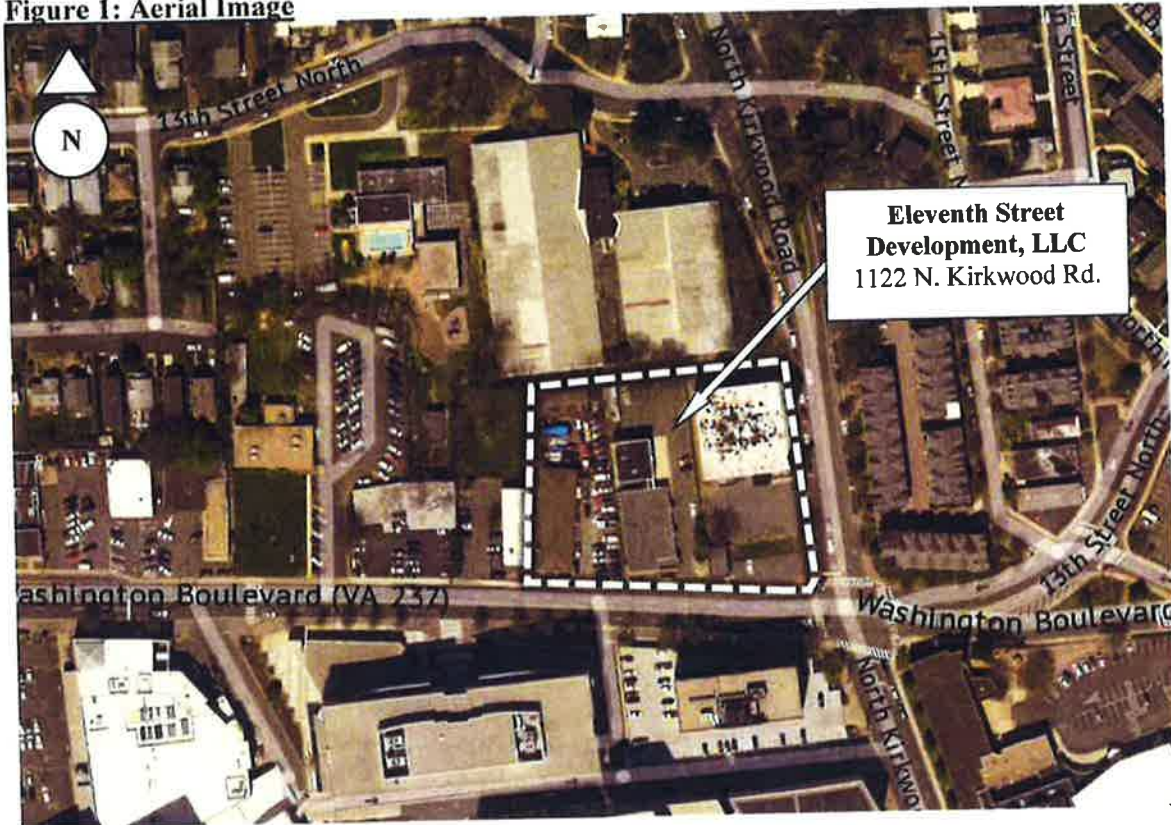
Property Owners: George and Doris Graham; VM Club Properties, LLC; Bette and Stephen Slye; 3421 Washington Boulevard, LLC.

GLUP Designation: Service Commercial

Plans/Policies: Washington Boulevard & Kirkwood Road: Special GLUP Study "Plus" and Concept Plan

Existing Zoning: "C-2", Service Commercial-Community Business District

Figure 1: Aerial Image



### Project Information

Potential Other Applications: Rezoning to "C-O-2.5", GLUP Amendment to "Medium" Office-Apartment-Hotel, Use Permit (U-2366-83-1) discontinuance.

Final Site Plan Proposal: New six-story multi-family residential building with underground parking, and 254 residential units.

Modifications Requested: Bonus density (56 units)

### Preliminary Staff Comments

#### *Land Use*

- The adopted Washington Boulevard & Kirkwood Road: Special GLUP Study "Plus" and Concept Plan (hereafter "GLUP Study") Land Use Concept Map recommends ground-level retail, or retail equivalents, along the entirety of the Washington Blvd. frontage and wrapping the southwest and southeast corners of the site. The GLUP Study notes that retail equivalents can include "child care centers, conference facilities, schools, and other educational facilities, maker spaces, medical uses, civic and government uses." Moreover, Guiding Principles 1 and 4 of the GLUP Study generally emphasize activating ground floor uses to foster a pedestrian-oriented environment. The applicant's proposal is

inconsistent with this GLUP Study guidance – showing private amenity space and residential units along Washington Blvd. frontage. The applicant should not include residential units and should include retail or retail equivalent uses along Washington Blvd. in the next submission. The applicant should consult the Arlington County Retail Plan for further information on retail and retail equivalents.

- The applicant requests a modification allowing for an additional 56 residential units. The applicant should demonstrate how the bonus density is being earned.
- The next submission should elaborate on the “potential rooftop amenities” shown on Sheet P-04.

### *Urban Design*

- The applicant should include topography analysis in the next submission. The applicant should consider if the grade in the northwest corner near the cemetery can be raised 4-5 feet to provide better visual connection to the cemetery, and to demonstrate that the alley will be able to work with future developments connecting through the block. Staff believes this can be done with a slope below 5 percent. The applicant should refer to Guiding Principles 1, 6, 7 & 10.
- Kirkwood Road
  - Consider relocating storm line to Kirkwood Road if possible, which would allow the entire building mass to shift east, eliminate the door yards, and create more space on the west alley to provide more room for trees or enhanced pedestrian/vehicular access. The applicant should study this further with DES (see additional comments below on “Storm Sewer/Utilities”).
- Washington Blvd.
  - Eliminate the portion of steps on east side of entry terrace that seem to lead to nowhere. This could be converted to a planter instead. Ideally, the lobby elevation should be selected such that the front door is at grade with the sidewalk.
  - Recommend benches and/or seat walls to be incorporated into planters along sidewalk, especially near the building entrance and drop off.
  - Clarify what focal element is proposed at the corner, and if this can be installed over the relocated storm line.
  - It’s not clear how the new streetscape and sidewalk transition to the existing to remain on the west side at Baird Automotive. The application should clarify this in the next submission.
  - For the ground floor units proposed on the west elevation, consider some treatment for the blank wall or some columnar trees, green screens to make that more attractive (assuming the wall remains).
  - The study calls for Intersection Improvements at intersection of Washington and Kirkwood. The applicant should consider architectural features or special façade treatments to address the intersection, given the prominence of the corner. The ground plane at this intersection should be activated through design or other techniques beyond turf installation.
- North Alley
  - The applicant should comply with Guiding Principle 10 for façade treatments.



- The at-grade transformer in the northeast corner of the site should be relocated below-grade, either to the garage or an underground vault. The applicant should work with Virginia Dominion Power and DES on this matter.
- West Alley/ Cemetery Edge
  - Recommend providing a new decorative masonry wall and attractive fence on the eastern edge of the cemetery, provided that the grade is raised. The wall could be 2-3 feet in height with transparent treatment that allows one to see into the cemetery.
  - Recommend adding another historic marker or plaque on a new wall that identifies the cemetery, perhaps near the NW corner.
  - Recommend using tree planting strips to capture storm water from street.

### **Transportation**

- The GLUP Study Circulation and Public Space Concept Map and Guiding Principles strongly emphasize pedestrian and bike access and circulation, in addition to vehicular. Staff recommends the applicant study more of a Shared Street concept, per the Guiding Principles; using decorative paving and a curb-free environment. The applicant should refer to precedent images in the adopted GLUP Study. If sidewalks are designed, they should maintain a clear walkway zone.
- The Master Transportation Plan (MTP) Map identifies the portion of Washington Blvd. fronting the site as a "Type B" Arterial Street. This typology places a "high" priority on on-street parking spaces, and calls for 6 to 12 ft. sidewalks plus a 6 ft. landscape and furniture zone. As such, the applicant should include on-street parking spaces consistent with the MTP.
  - Applicant should widen Washington Blvd and provide on street parking (minimum 7 feet wide) along the north side of the road. Removing drop off as shown.
  - Streetscape should be a minimum of 16'8" wide including a minimum 10-foot wide clear sidewalk, tree pits, and banding.
- All driveway aprons off of Washington Blvd. and Kirkwood Rd. should be level with the sidewalks, giving pedestrians priority in a manner consistent with the adopted Guiding Principles.
- The applicant should provide diagrams or phasing exhibits showing how future streets will be implemented on the north (YMCA) side such that it provides both pedestrian and vehicle access and connectivity. It's unclear how the parking/loading operations will work when the YMCA develops, and the east-west street needs to be realigned to travel above cemetery and eventually line up with 12th Rd. N. This same comment applies for the west side and cemetery edge. The applicant needs to show interim and ultimate build out, how a future design might look, or how the design will not preclude the full vision of the plan. The rendering below is a simple example from the GLUP Study (pg. 26), showing how the streets for the study area might be implemented.



Plan Rendering Scenario 5 Bonus for LRPC #5

- Applicant should continue discussions with DES staff regarding the design of the intersection improvements and lane configuration for Kirkwood Rd. north and south of Washington Blvd. (see Clarendon Sector Plan).
  - The radius for curb return at Kirkwood Road and Washington Blvd should be reduced and there should be curb extensions buffering on-street parking.
- Applicant should consider providing access to bike storage from the ground level.
- Garage/loading:
  - Based on the previously mentioned topographic study, the loading and garage access may need to be reconfigured and or moved to the west alley.
  - The garage access must be perpendicular to the proposed alley to facility two-way traffic.
- Kirkwood Road:
  - The lane configuration of southbound Kirkwood Road should be studied based on existing and future traffic projections.
  - The sidewalk should have a minimum clear width of 8 feet.
  - The bike lane should continue all the way to Washington Blvd along the property frontage.
  - Staff recommends median landscape enhancements on Kirkwood, and to fill in the gap from the existing curb cut/access to existing building.

### ***Historic Preservation***

- Archaeological investigations must be conducted on the subject property prior to filing a final 4.1 site plan. HP staff and Arlington County's contract archaeologist will meet with the applicant to discuss requirements, reporting, and review. This will include contingency plans if human remains are discovered or disturbed by construction.

- A more detailed survey is required to understand the exact boundaries of the eastern portion of the cemetery and the western portion of the subject site at 1122 North Kirkwood Road. A portion of the cemetery may be on the applicant's property. The area between the existing metal fence, and the wall, which appear to be included in the applicant's site plan, may also contain human remains. This area requires more detailed survey work before the next submission.
- Any work on or adjacent to the retaining wall will require a Certificate of Appropriateness from the HALRB. That work should be reviewed and coordinated prior to County Board approval of the site plan.
- The concept proposal does not achieve the Special GLUP+ Plan goals for greater visibility and enhanced edge conditions for the cemetery. Both the building and the alley/new street should be redesigned to respond to the cemetery, and should offer opportunities to see, experience, and better understand the historic district and its immediate context.

**Other**

- Storm Sewer/Utilities: The applicant should continue to work with DES staff on the proposed location, design, and materials for the Spout Run storm sewer.
  - The applicant must provide a study or a plan for the continuation of the storm sewer along Kirkwood Road.
  - The applicant should consider construction of the storm sewer to 13th Street rather than rapping it up the north alley.
  - It may be best to locate the proposed storm sewer in Kirkwood Road on the east side of the street.
  - The county does not support having the sewer poured in-place. Standard concrete pipe or culvert segment should be used.
- From DPR:
  - If the new building will allow residents to have dogs, then the applicant should provide a convenient space within their development for dog owners to let their dogs relieve themselves and for exercise. Consider space within the courtyard or the on the rooftop where the applicant highlights potential amenity space.
  - Although the GLUP Study does not designate public open space within this parcel, the applicant should consider monetary contributions towards open space, including enhancing the existing Ball Family Burial Grounds or towards the future open space outlined within the block.
- From DES/Real Estate: Are there any vacations or encroachments being proposed? If so, please reach out to Real Estate Bureau staff prior to filing a final site plan application.
- From Urban Forester: Maximize soil space for street trees and on-site trees, in concert with utility constraints. Where no parking adjoins tree pits, use tree strips. In addition, the applicant should show how this project works to meet the overall site's target of 25% tree canopy coverage. The applicant should work with the Urban Forester to identify trees for preservation.

*The information discussed in this report is reflective of staff comments only and should not be considered the official position of the County Manager, Arlington County Board, and/or of any Arlington County Commission or Committee.*

M. Catharine Puskar  
(703) 528-4700 Ext. 5413  
cpuskar@thelandlawyers.com

April 27, 2018

**Via Hand Delivery**

Ms. Arlova Vonhm  
Zoning Administrator  
Arlington County Zoning Office  
2100 Clarendon Boulevard, Suite 1000  
Arlington, VA 22201

**Re: Comment-Response Letter**  
**Property: 3421, 3415, 3411 Washington Blvd.; 1122 N Kirkwood Rd.**  
**RPC# 15-086-006, 005, 002, 025, 001**  
**Contract Owner/Applicant: Eleventh Street Development, LLC**

Dear Ms. Vonhm:

On behalf of the Applicant, please accept the following comment-response letter submitted in connection with the Staff comments received on March 19, 2018.

**General Application Comments**

1. The proposed density has not been fully justified based on the information provided. Specifically, 28 units are proposed for “construction problems and/or onsite ADU’s” but no details are provided. An affordable housing plan is required for additional density above the GLUP designation, and any density attributed to special construction techniques must be justified in the Statement of Support letter.

***Response: The zoning tabulations and Statement of Support have been updated to provide additional information on the proposed density.***

2. A number of elements, noted below, are not consistent with the Washington and Kirkwood Special GLUP Study “Plus” and require either additional information or comment response prior to the final 4.1 submission.

***Response: The Applicant will continue working with Staff to ensure that the project advances the goals of the Washington and Kirkwood Special GLUP Study “Plus.” Please see the responses below for additional information.***

3. The 4.1 submission must consider an alternative or future condition where an east-west street segment is shown on the adjacent property to the north and how the subject site would be designed or modified to show access from the new street, such that the proposed alley at the north end of the site does not remain parallel to a new street and does not consolidate curb cuts.

***Response: The Applicant has provided a conceptual exhibit detailing how the adjacent property could potentially tie into the proposed north alley. The exhibit also depicts the possible future design of an east-west connection that allows access to the adjacent property as well as bicycle and pedestrian access to the interior of the GLUP Study Area, per the GLUP Study concept map on page 51. Please refer to Sheet A-115.***

#### Plot and Location/Presentation Plans

4. Clarify the grading on the western property line: the retaining wall seems very short; is there a chance it may be longer along the cemetery?

***Response: Additional sections through the western alley have been provided. The retaining wall varies in height from 0 – 4' and is located at the existing building corner adjacent to the site to maintain the adjacent grade for a limited amount of vehicular pavement. The wall elevation and section are shown on Sheet L-202. Further north up the alley, the pavement terminates and the grade slopes down to the proposed top of curb. Please refer to Sheet C-0406.***

#### Striping and Marking Plan

5. Show and label traffic signal poles and span wires, with associated traffic control box to remain, at the intersection of Washington Blvd. and N. Kirkwood.

***Response: Additional details and labels have been added to the Striping and Marking Plan. Please refer to Sheet C-0404 and C-0405.***

#### Architectural Building Elevations and Sections

6. Label and demark any areas requested as GFA exclusions.

***Response: Additional labels indicating areas of GFA exclusion have been added to the floorplans. Please refer to Sheets A-100 to A-104.***

7. Provide aisle dimensions for bike storage area (Sheet A-101).

***Response: Aisle dimensions for the bike storage area have been added. Please refer to Sheet A-102.***

8. Provide more details about the rooftop amenity deck, including dimensions and distance to the parapet wall, and label and provide GFA for enclosed rooftop area (Sheet A-104)

***Response: Additional information on the rooftop deck amenity space has been included with this submission. Please refer to Sheet A-104.***

9. Note: Final 4.1 submission should be in color, including accurate building material colors on elevation sheets, etc.

***Response: Acknowledged. This submission includes colored drawings.***

Landscape Plan

10. The north-south alley aligning with the future pedestrian priority street should be designed as a Shared Street concept (see comments below), and special paving treatment should be labeled and detailed.

***Response: Additional details on the design of the western alley have been included. Please refer to Sheets L-101 and L-104.***

11. Provide a detail of the proposed 4-foot retaining wall between the western alley and the Ball Family Burial Ground, including wall and safety rail material.

***Response: Additional details for the retain wall, including materials and safety rail information, have been provided. The retaining wall varies in height from 0 – 4'. Please refer to Sheet L-202.***

Additional Drawings

12. Please include the cover rendering on Sheet A-113 for reference with the other street level context renderings.

***Response: Additional renderings have been included per the Staff request. Please refer to Sheet A-113***

13. Provide a greater view of the building for Sheet A-113 renderings showing Kirkwood Road and the West Alley to illustrate architecture for the alley side of the building (highlighted below).



***Response: Building renderings have been adjusted per the Staff request. Please refer to Sheet A-114***

14. Label total 400-foot distance on Comparative Height Sections (per 4.1 Checklist) and darken line work on adjacent buildings for visibility on printed copy (Sheet A-110)

***Response: The 400-foot distance has been added to the comparative height sections. Please refer to Sheet A-110.***

Additional Filing Information

15. Provide a full (initial draft) affordable housing plan outlining proposed number of affordable units.

***Response: The current development program does not include affordable dwelling units.***

16. Please coordinate a meeting with Historic Preservation Program staff to discuss a work plan as outlined in “Archaeological context and investigations adjacent to Ball Family Burial Ground” memorandum dated January 25, 2018, and other recommendations of the Special GLUP+ Study.

***Response: Acknowledged. The Applicant met with Historic Preservation Staff on April 16, 2018 and will continue to coordination efforts with Staff.***

Architecture Staff Comments

17. What type of “architectural panel system” is being considered? Masonry and other durable, time-tested, and authentic cladding is always preferred.

***Response: Masonry veneer will be employed for this project. Please refer to Sheets A-107, A-108 and A-117.***

18. Fiber cement panels should be reserved for places hidden from view of adjacent streets (i.e. within the internal courtyard and sparingly along the alley frontages)

***Response: A metal panel system will be used at the front entry feature. Fiber cement panels will be used at the balconies, sparingly, and along the alley frontages. Please refer to Sheets A-107, A-108 and A-117.***

19. The upper portion of the building walls read as rather flat – please explore ways to incorporate a more substantial cornice and/or expression line

***Response: A more substantial cornice has been incorporated. The major cornice is 30” tall, the secondary cornice is 12” tall and the tertiary cornice is 8”. Please refer to Sheets A-107 and A-108.***

20. At a minimum, all unit vents should be removed from the Washington Boulevard and Kirkwood Road frontages.

***Response: The vents are flat-style vents that will be painted to match adjacent materials. Please refer to A-117, Item 03.***

21. The treatment of the southeast corner, particularly at the ground level, is puzzling. The fenestration doesn’t quite read like a shopfront, but also lacks a relationship to the fenestration of the upper stories. Please re-examine the overall design of this prominent corner of the building.

***Response: In response to Staff input, the Applicant has improved the prominence of the southeast building corner through the introduction of a more shop-like design with pilasters, awnings, and storefront.***

22. The use of individual entrances to ground floor units is commendable, but in some locations the difference between the sidewalk and the first finished floor level is so large that it creates a dead swath of wall. Please explore ways to create visual interest (aside from just with landscaping) in these locations – perhaps additional windows/openings into the interior space where possible, or by creating textures/patterns with the masonry

***Response: A watertable accent has been added to strengthen the proportions of the classical base, shaft, and capital aesthetic now employed.***

23. Because of topography, the windows of ground floor units are directly at eye level with the adjacent sidewalk – this creates an awkward condition where blinds/curtains will almost always be closed. Either allow for more space between the sidewalk and building for additional plantings, or figure out a way to adjust the grade or floor level so that privacy isn't compromised.

***Response: The public/private interface is always a design consideration on urban infill projects. The staff's desire to raise the alley and the desire to minimize the building height has led to the current juxtaposition of the sidewalk and windows based on the resulting floor elevations. The floor level adjacent to the shared alley creates a condition where a few units along the western alley are at grade with the sidewalk. Raising the floor level at that condition would require raising the overall building height given that the floor above is at a minimum, desirable floor to floor dimension from this level.***

24. Increase fenestration in this location – even a few small windows will help to enliven this large blank expanse of wall.

***Response: Fenestration has been increased per the Staff comment.***

25. As is often the case where a concrete podium meets upper level frame construction, a wide belt of blank wall area between the top of ground story windows and the bottom of second story windows is apparent. This has been dealt with on most of the elevations, but the side facing Kirkwood could use a second look. An expression line may help.

***Response: An accent band has been added at varying elevations to add interest and movement along the façade.***

### **Urban Design Staff Comments**

#### **26. Washington Blvd.**

- You're creating a small plaza area at the corner of Washington and Kirkwood, with specialty paving and seating, but who will likely be sitting there? Without a



front entrance, retail, or other amenities to draw people to this space, I'm not sure most people would want to linger at this intersection, and an empty plaza space may detract from rather than add to the character of the streetscape. If there's no "attraction" it might be better off planted.

***Response: In response to Staff feedback, the Applicant has created additional street parking and shifted the sidewalk alignment northward. As a result of these improvements, the corner plaza area has been eliminated. The area will be planted to provide a buffer between the sidewalk and building. Please see Sheet L-102.***

- The study calls for Intersection Improvements at intersection of Washington and Kirkwood. The applicant should consider architectural features or special façade treatments to address the intersection, given the prominence of the corner. The ground plane at this intersection should be activated through design or other techniques beyond turf installation. [Further discussion may reconcile this and the above comment]

***Response: The architecture incorporates a prominent corner feature that accentuates the intersection with a façade that includes pilasters, large cornices, and storefronts to allow the connection of the interior space with the exterior space. The street frontage will be enhanced with the main entrance and active uses along Washington Boulevard. The storefront element turns the corner onto Kirkwood Road, which transitions to stoops and lead walks to further engage the ground floor and sidewalk at a more residential scale.***

- Recommend benches and/or seat walls to be incorporated into planters along sidewalk, especially near the building entrance and drop off.

***Response: A built-in bench will be incorporated into the main entrance feature wall. Please refer to Sheet L-102 for location.***

- For the ground floor units proposed on the west elevation, consider some treatment for the blank wall or some columnar trees, green screens to make that more attractive (assuming there is sufficient space for such an alternative).

***Response: With the adjustments to the grading of the western alley, there is no longer a blank wall along the west building elevation. Please refer to Sheet C-0402 for grading plan.***

## 27. North Alley

- The applicant should comply with Guiding Principle 15 for façade treatments, including thoughtful design on all sides of the building (and in consideration of future street conditions).

***Response: Acknowledged. The Applicant's proposal includes high-quality architectural design and materials on all building frontages. The proposed***

*design attempts to minimize the necessary service-oriented uses that are located along the northern alley.*

- The at-grade transformer on the north side of the building should be relocated below-grade, either to the garage or an underground vault. The applicant should work with Virginia Dominion Power and DES on this matter.

*Response: The transformers and related equipment have been relocated towards the center of the site. The Applicant proposes to screen the transformers and switches using gates and masonry pilings that blend into the design of the adjacent building façade.*

*Based on the analysis conducted by Davis Utility Consultants, this development requires two transformers and two switches to provide power to this project and to underground the overhead lines along Kirkwood. This requirement exceeds what is typical for similarly sized projects, as the existing overhead lines which run along Kirkwood Road have an unusually large amount of wires owned by Dominion Energy Virginia (DEV). The addition of these two switches and the related conduit infrastructure will facilitate many relocations in the future including both the YCMA site and the 3330 Washington Blvd site.*

*An underground vault at this location would be roughly 1600 square feet with dimensions of 100'LX16'WX17'H, a vault size that would be disproportionate to the proposed development due to the additional devices required for the relocation. Due to the noted vault dimensions, constrained space below the Northern Alley due to storm infrastructure, presence of bioretention planters, and garage entrance/ramp conflicts, it is infeasible to underground the transformers and switches.*

#### 28. West Alley/ Cemetery Edge

- Recommend adding another historic marker or plaque on a new wall that identifies the cemetery, perhaps near the NW corner.

*Response: The Applicant will continue to coordinate with Historic Preservation Staff on potential treatments for the cemetery retaining wall.*

#### Landscape and Urban Forestry Staff Comments

29. Recommend using tree planting strips to capture storm water from street.

*Response: Urban Bio-Retention planters are provided along the West and North alley to provide stormwater management treatments. See Sheets C-0701 and C-0705.*

30. Locate trees in courtyard to provide enough sunlight for growth. Locating the trees on the Northern side will allow for better growth, and improve the tree canopy of the site. Consider revising the courtyard layout to maximize sunlight for trees (such as flipping the pool orientation).

**Response: The Applicant will continue to evaluate the design of the interior courtyard area.**

31. Maximize soil space for street trees and on-site trees, in concert with utility constraints. Where no parking adjoins tree pits, use tree strips. In addition, the applicant should show how this project works to meet the overall site's target of 25% tree canopy coverage. The applicant should work with the Urban Forester to identify trees for preservation.

**Response: The GLUP Study calls for 25% tree canopy coverage across the entire Study area, but does not establish standards for particular sites. Currently, the application property has approximately 11.2% tree canopy coverage, reflecting the more urban/commercial nature of the site. Existing vegetation onsite includes invasive species and is in relatively poor condition. Many of the trees are located in proximity to power lines and have been topped repeatedly.**

**With the proposed development, tree canopy coverage will meet the 10.0% minimum requirement. Continuous soil panels are included between all tree pits. Additional information on tree soil volume has been included with this submission. Please refer to Sheet L-302.**

32. Update continuous soil panel details.

**Response: Additional information on soil panels has been included with this submission. Please refer to Sheet L-201.**

33. Show soil volumes for trees on-site, and in streetscape. Work to meet soil volume targets:

- Street trees: 600 Cu. Ft for small, 900 for medium, 1,200 for large canopy trees

**Response: Additional information on soil volumes is provided on Sheet L-302. To the extent that certain street trees do not have sufficient soil volume, these trees are not being counted for credit.**

- On-site: 300 Cubic ft. Create connected spaces where possible. Of particular concern are the trees in the courtyard, in restricted planting space. We would not be able to count these for canopy, given the current soil volume.

**Response: Courtyard planters have been enlarged to meet minimum soil volume requirements. Alley trees not in bio-planters are being provided with 600 cu ft. Please refer to Sheet L-302 for soil volume calculations.**

34. Start working to look at potential utility conflicts with street trees, beyond the obvious stormwater pipe conflict.

**Response: The Applicant has carefully evaluated potential utility conflicts. Please refer to site sections on Sheets C-0406 to C-0409 for additional information.**

**Locations for traffic, water, sewer, and storm and gas utilities are also noted on Sheet L-101 and L-102.**

### **Historic Preservation Staff Comments**

35. Archaeological investigations must be conducted on the subject property prior to filing a final 4.1 site plan. HPP staff and Arlington County's contract archaeologist will coordinate with the applicant regarding requirements, reporting, and review. This will include contingency plans if human remains are discovered or disturbed by construction.

***Response: The Applicant has engaged an archeological consultant to conduct further analysis. The Applicant will continue to coordinate with Historic Preservation Staff on issues relating to the historic cemetery.***

36. A portion of the Ball Family Burial Grounds may be on the applicant's property. The area between the existing metal fence and the retaining wall may also contain human remains and will require additional investigation as outlined in the "Archaeological context and investigations adjacent to Ball Family Burial Ground" memorandum dated January 25, 2018.

***Response: The Applicant has engaged an archeological consultant to conduct further analysis. The Applicant will continue to coordinate with Historic Preservation Staff on issues relating to the historic cemetery.***

37. Any demolition or work on or adjacent to the existing retaining wall will require a Certificate of Appropriateness from the HALRB. That work should be reviewed and coordinated prior to County Board approval of the site plan.

***Response: Acknowledged. The Applicant will continue to coordinate with Historic Preservation Staff on issues relating to the historic cemetery.***

38. The proposal does not achieve the Special GLUP+ Plan goals for enhanced edge conditions for the burial ground. Both the building and the alley/new street should be designed to respond to the burial ground and its immediate context. In addition, there is the potential for additional historic marker/signage along the edge of the burial ground on the western alley.

***Response: The previously proposed retaining wall along the Ball Burial ground boundary has been eliminated in response to Staff request to raise the alley grade to meet the Ball Burial Ground grades. A small retaining wall located at the existing building adjacent to the Ball Burial Ground is necessary to maintain the existing grade of a small amount of pavement, but the wall is relatively short and terminates near the property line of the Burial Ground. See Alley Sections on sheet C-0406. The alley is now designed as a "shared street," and the proposed building features high-quality architectural elevations fronting the cemetery. The Applicant will continue to coordinate with Historic Preservation Staff on issues relating to the historic cemetery.***

### **Comprehensive Planning Staff Comments**

39. The adopted Washington Boulevard & Kirkwood Road: Special GLUP Study "Plus" and Concept Plan (hereafter "GLUP Study") Land Use Concept Map recommends ground-level retail, or retail equivalents, along the entirety of the Washington Blvd. frontage and

wrapping the southwest and southeast corners of the site. The GLUP Study notes that retail equivalents can include “child care centers, conference facilities, schools, and other educational facilities, maker spaces, medical uses, civic and government uses.” Moreover, Guiding Principles 1 and 4 of the GLUP Study generally emphasize activating ground floor uses to foster a pedestrian-oriented environment. The applicant’s proposal is inconsistent with this GLUP Study guidance – showing private amenity space and residential units along Washington Blvd. frontage. The applicant should not include residential units and should include retail or retail equivalent uses along Washington Blvd. in the next submission. The applicant should consult the Arlington County Retail Plan for further information on retail and retail equivalents.

***Response: The Applicant has revised the ground-floor layout to eliminate residential units in favor of residential amenities (lobby, pet spa, fitness studio, etc.) that constitute “retail equivalent” uses that will activate the streetscape. Please refer to Sheet A-102.***

40. The applicant requests a modification allowing for an additional 56 residential units. The applicant should demonstrate how the bonus density is being earned for all of those units.

***Response: The zoning tabulations and Statement of Support have been updated to provide additional information on the proposed density.***

### **DES Staff Comments**

41. The GLUP Study Circulation and Public Space Concept Map and Guiding Principles strongly emphasize pedestrian and bike access and circulation, in addition to vehicular. Staff recommends the applicant study more of a Shared Street concept, per the Guiding Principles; using decorative paving and a curb-free environment. The applicant should refer to precedent images in the adopted GLUP Study. If sidewalks are designed, they should maintain a clear walkway zone.

***Response: The Applicant has implemented a “shared street” concept featuring decorative treatments, tree pits, sidewalks, and a curbless design for the western alley. The northern alley is the primary access point for the garage, loading, and other service functions, and thus a more traditional alley design and configuration is necessary. Nonetheless, both alleys have been design to support two-way traffic and the vehicular, pedestrian, and bicycle connectivity recommended in the GLUP Study. Please refer to Sheet C-0401, L-101 and L-104.***

42. The Master Transportation Plan (MTP) Map identifies the portion of Washington Blvd. fronting the site as a “Type B” Arterial Street. This typology places a “high” priority on on-street parking spaces, and calls for 6 to 12 ft. sidewalks plus a 6 ft. landscape and furniture zone. As such, the applicant should include on-street parking spaces consistent with the MTP.

- Applicant should widen Washington Blvd and provide on street parking (minimum 7 feet wide) along the north side of the road. Removing drop off as shown.

**Response:** *Washington Blvd has been widened to allow for a seven (7) foot parking lane where possible. The frontage must accommodate an existing storm sewer junction box and there is need for stormwater management bio-retention planters for a short segment of the building near the west property line and these factors constrain the length of the parking lane. Six (6) parking spaces are now provided along this frontage. A 10' clear sidewalk, 6' landscape zone, and 8" banding is now provided. See sheet C-0401.*

- Streetscape should be a minimum of 16'8" wide including a minimum 10-foot wide clear sidewalk, tree pits, and banding.

**Response:** *Washington Blvd has been widened to allow for a seven (7) foot parking lane where possible. The frontage must accommodate an existing storm sewer junction box and there is need for stormwater management bio-retention planters for a short segment of the building near the west property line and these factors constrain the length of the parking lane. Six (6) parking spaces are now provided along this frontage. A 10' clear sidewalk, 6' landscape zone, and 8" banding is now provided. See sheet C-0401.*

43. All driveway aprons off of Washington Blvd. and Kirkwood Rd. should be level with the sidewalks, giving pedestrians priority in a manner consistent with the adopted Guiding Principles.

**Response:** *The driveway aprons are designed using the standard Arlington County detail and have flush sidewalks across them. See sheet C-0402 for grading plan.*

44. The applicant should provide diagrams or phasing exhibits showing how future streets will be implemented on the north (YMCA) side such that it provides both pedestrian and vehicle access and connectivity. It's unclear how the parking/loading operations will work when the YMCA develops, and the east-west street needs to be realigned to travel above cemetery and eventually line up with 12th Rd. N. This same comment applies for the west side and cemetery edge. The applicant needs to show interim and ultimate build out, how a future design might look, or how the design will not preclude the full vision of the plan. The rendering below is a simple example from the GLUP Study (pg. 26), showing how the streets for the study area might be implemented.



***Response: The Applicant has provided a conceptual exhibit detailing how the adjacent property could potentially tie into the proposed north alley. The exhibit also depicts the possible future design of an east-west connection that allows access to the adjacent property as well as bicycle and pedestrian access to the interior of the GLUP Study Area, per the GLUP Study concept map on page 51. Please refer to Sheet A115.***

45. Applicant should continue discussions with DES staff regarding the design of the intersection improvements and lane configuration for Kirkwood Rd. north and south of Washington Blvd. (see Clarendon Sector Plan).

***Response: Acknowledged. The Applicant will continue to coordinate with DES Staff regarding street design.***

- The radius for curb return at Kirkwood Road and Washington Blvd should be reduced and there should be curb extensions buffering on-street parking.

***Response: The radius has been reduced to 25' and a curb extension is now provided to buffer proposed parking in this area.***

46. Applicant should consider providing access to bike storage from the ground level.

***Response: Bike storage has been moved to Ground Level on Washington Street. See Sheet A-102.***

47. Garage/loading:

- Based on the previously mentioned topographic study, the loading and garage access may need to be reconfigured and or moved to the west alley.

***Response: Moving loading and garage access to the western alley is not feasible due to site grading adjustments made in response to the elevation of the historic cemetery.***

- The garage access must be perpendicular to the proposed alley to facility two-way traffic.

***Response: The proposed design features two-way travel along the northern and western alleys, as well as a perpendicular garage entrance. Please refer to Sheet C-405.***

48. Kirkwood Road:

- The lane configuration of southbound Kirkwood Road should be studied based on existing and future traffic projections.

***Response: The lane configuration has been adjusted to provide two southbound lanes enabling a dedicated left turn lane at the intersection with Washington Boulevard. See C-0405.***

- The sidewalk should have a minimum clear width of 8 feet.

***Response: The sidewalk has been widened to 8 ft. See Sheet C-0401.***

- The bike lane should continue all the way to Washington Blvd along the property frontage.

***Response: The bike lane is proposed to continue along Kirkwood road all the way to Washington Boulevard. See C-0405.***

49. Staff recommends median landscape enhancements on Kirkwood, and to fill in the gap from the existing curb cut/access to existing building.

***Response: The streetscape on Kirkwood Road will be planted with street trees per County spacing requirements. The median in Kirkwood Road is being partially eliminated to allow for the additional southbound lane at the intersection of Kirkwood Road and Washington Boulevard. The existing median further north is too narrow for substantial plant or tree growth. See sheets C-0401 and C-0405.***

50. Storm Sewer/Utilities: The applicant should continue to work with DES staff on the proposed location, design, and materials for the Spout Run storm sewer.

- The applicant must provide a study or a plan for the continuation of the storm sewer along Kirkwood Road.

***Response: The Applicant has included an exhibit that shows conceptual design for continuation of the storm sewer along Kirkwood Road. Please see attached.***

- The applicant should consider construction of the storm sewer to 13th Street rather than rapping it up the north alley.

***Response: Extension of the storm sewer to 13<sup>th</sup> Street would encumber the YMCA property and require transformer relocations and additional undergrounding on adjacent properties. This work would have to be implemented by others in the context of future redevelopment of the YMCA site. However, the Applicant has attached a conceptual exhibit to depict how the extended sewer line could be tied into the proposed utility design at some point in the future. The Applicant's proposed design does not preclude such future utility work.***

- It may be best to locate the proposed storm sewer in Kirkwood Road on the east side of the street.

***Response: As discussed previously with Staff, the Applicant has included an exhibit illustrating the significant conflicts which make it infeasible to locate the storm sewer on the east side of Kirkwood Road. Please see attached.***

- The county does not support having the sewer poured in-place. Standard concrete pipe or culvert segment should be used.

***Response: The Applicant's proposal includes a pre-cast culvert. Please refer to Sheet C-0401 and C-0407-C-0409.***



### 51. Green Building Program

The LEED and energy model summaries are helpful, thank you! Your focus on minimizing heating and cooling needs through improved insulation, windows, and lighting is encouraging. One note of caution as you move forward (no response is needed at this point): avoid oversizing your heating and cooling equipment as that may cause humidity issues. Typical split systems are usually too big for an energy efficient apartment. Consider alternatives that can do a better job of removing humidity. Also consider dehumidification in the fresh air supply.

***Response: Acknowledged. The Applicant will consider these recommendations during final design.***

### Department of Parks and Recreation Staff Comments

52. If the new building will allow residents to have dogs, then the applicant should provide a convenient space within their development for dog owners to let their dogs relieve themselves and for exercise. Consider space within the courtyard or the on the rooftop where the applicant highlights potential amenity space.

***Response: The proposed amenity spaces are not sufficiently large to accommodate dedicated dog exercise facilities. However, the Applicant will locate dog bags in the pet spa area and in various locations around the Property.***

53. Although the GLUP Study does not designate public open space within this parcel, the applicant should consider monetary contributions towards open space, including enhancing the existing Ball Family Burial Grounds or towards the future open space outlined within the block.

***Response: As noted, the GLUP Study does not designate the application property as a location for open space amenities. The Applicant's proposal includes a new retaining wall to enhance the historic cemetery, enhanced streetscape, and private open space amenities to serve the residents of the building.***

### Potential Issues

54. The proposal does not address future or alternative street build-out envisioned in the Washington and Kirkwood Special GLUP Study "Plus" approved on November 18, 2017.

***Response: The Applicant has provided a conceptual exhibit detailing how the adjacent property could potentially tie into the proposed north alley. The exhibit also depicts the possible future design of an east-west connection that allows access to the adjacent property as well as bicycle and pedestrian access to the interior of the GLUP Study Area, per the GLUP Study concept map on page 51. Please refer to Sheet A-115.***

55. The at-grade transformer in the northeast corner of the site, which staff has commented should be relocated below-grade either to the garage or an underground vault, would

present an issue with future build-out of the block as envisioned in the Special GLUP Study.

***Response: The transformers and related equipment have been relocated towards the center of the site. The Applicant proposes to screen the transformers and switches using gates and masonry pilings that blend into the design of the adjacent building façade.***

***Based on the analysis conducted by Davis Utility Consultants, this development requires two transformers and two switches to provide power to this project and to underground the overhead lines along Kirkwood. This requirement exceeds what is typical for similarly sized projects, as the existing overhead lines which run along Kirkwood Road have an unusually large amount of wires owned by Dominion Energy Virginia (DEV). The addition of these two switches and the related conduit infrastructure will facilitate many relocations in the future including both the YCMA site and the 3330 Washington Blvd site.***

***An underground vault at this location would be roughly 1600 square feet with dimensions of 100'LX16'WX17'H, a vault size that would be disproportionate to the proposed development due to the additional devices required for the relocation. Due to the noted vault dimensions, constrained space below the Northern Alley due to storm infrastructure, presence of bioretention planters, and garage entrance/ramp conflicts, it is infeasible to underground the transformers and switches.***

56. Appropriate access easements may be requested by the County to achieve the vision for circulation and public space outlined in the Special GLUP Study.

***Response: Acknowledged. The Applicant will coordinate with DES and Real Estate Staff on access easements.***

\* \* \* \* \*

April 27, 2018

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Please let me know if there is any additional information you need to review this submission.

Very truly yours,

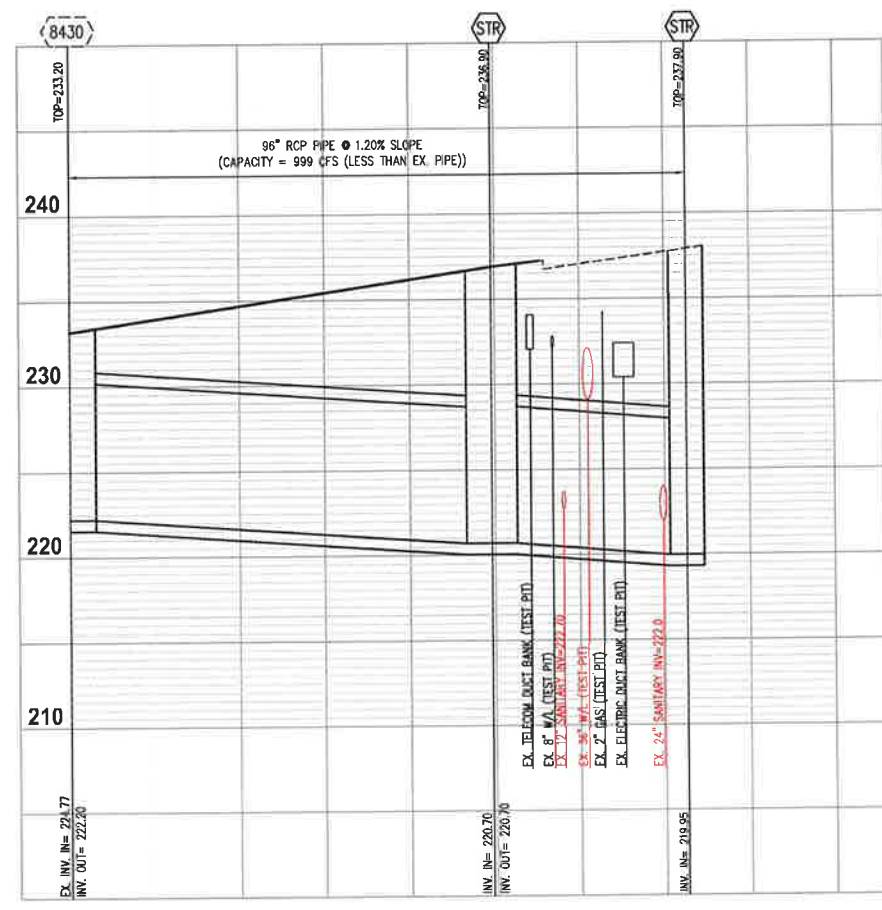
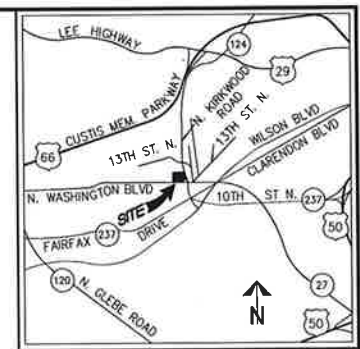
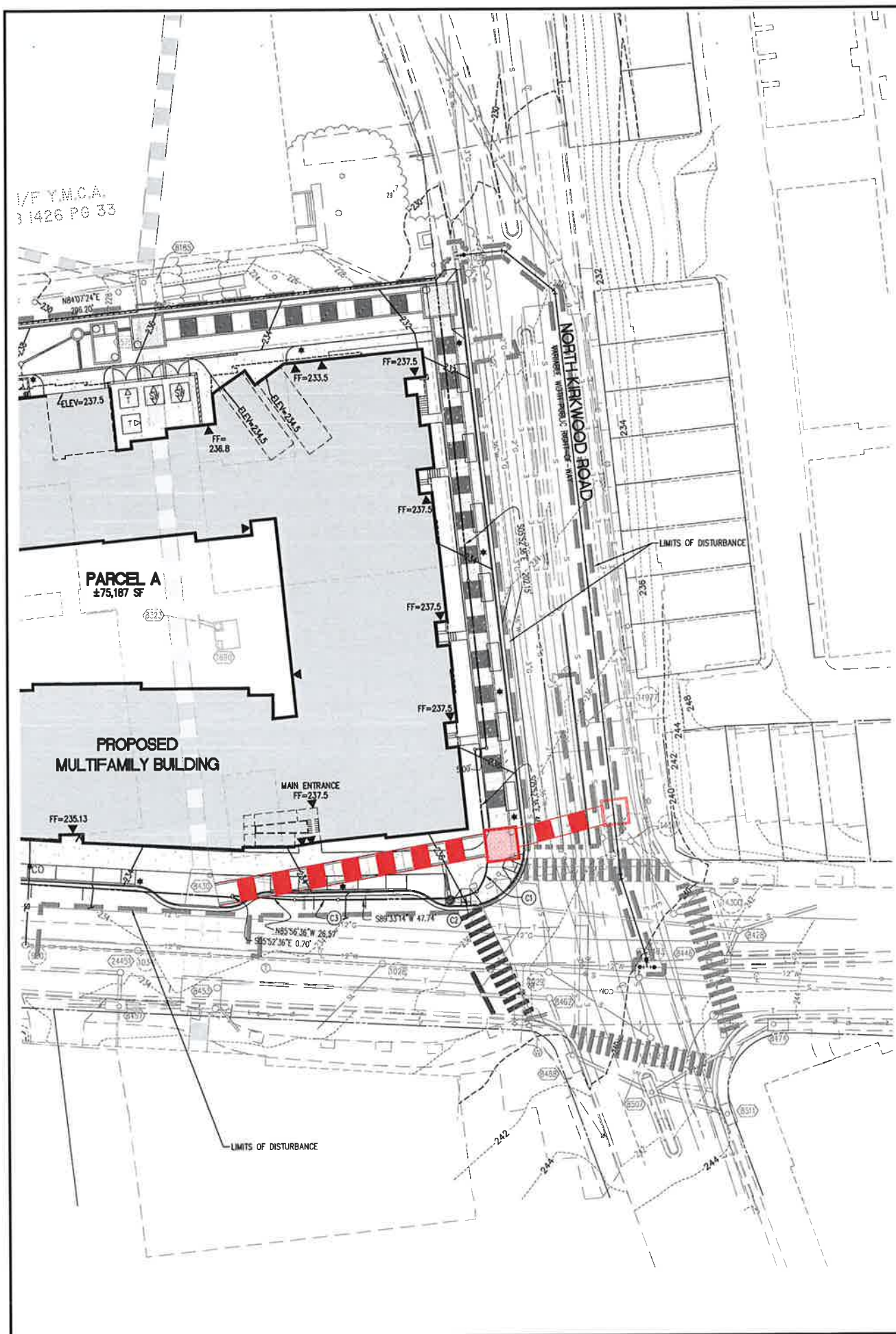
WALSH, COLUCCI, LUBELEY & WALSH, P.C.

*M. Catharine Puskar by: MJA*

M. Catharine Puskar

Enclosures

cc: Garrett Erdle  
Greg Klein  
Thomas Fauquier  
Pete McLaughlin  
Nick Cumings  
Caroline Herre



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ARLINGTON COUNTY, VIRGINIA

SCALE: 1" = 25'	DRAWN: TPB	CHECKED: KSW
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APPROVED DATE:	CHIEF TRANSPORTATION PLANNING BUREAU APPROVED DATE:	CHIEF TRANSPORTATION ENGINEERING BUREAU APPROVED DATE:
CHIEF WATER, SEWER & STREETS BUREAU	CHIEF ENGINEERING BUREAU	DIRECTOR OF ENVIRONMENTAL SERVICES

SHEET: 1 OF 1

