



DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT  
 PLANNING DIVISION, ZONING ADMINISTRATION  
 2100 CLARENDON BLVD, SUITE 1000 ARLINGTON VA 22201  
 TEL: 703-228-3883 FAX: 703-228-3896 WWW.ARLINGTONVA.US

# RECEIPT

**RECEIPT NUMBER: R18018837**

PERMIT #: **ZADM181044** TYPE: Zoning Admin Fees  
 SITE ADDRESS: **3415 WASHINGTON BLVD ARL**  
 PARCEL: **15086005**

TRANSACTION DATE: 12/19/2018 TOTAL PAYMENT:\$ **59,405.70**  
 TOTAL PAID FROM TRUST:\$ **.00**  
 TOTAL PAID FROM CURRENCY:\$ **59,405.70**

TRUST TRANS LIST:

TRANSACTION LIST:

Type	Method	Description	Amount
Payment	Check	550	59,405.70
TOTAL:\$			<b>59,405.70</b>

ACCOUNT ITEM LIST:

Description	Account Code	Current Pmts
DES Other Site Plan Fee	10134110641105000000000000	18,651.00
ZN Other Site Plan Fee	10132430072103000000000000	38,814.00
Zoning 5% Technology Fee	57035090072102000000000000	1,940.70

**TOTAL:\$59,405.70**

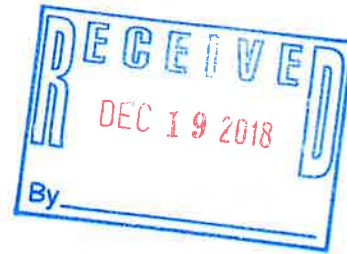
RECEIPT ISSUED BY: DCATHER INITIALS: DC  
 ENTERED DATE: 12/19/2018 TIME: 04:14 PM  
 TOTAL FEES: **\$59,405.70** BALANCE DUE: **\$0.00**

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



**WALSH COLUCCI  
LUBELEY & WALSH PC**

December 19, 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 resubmission 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 eight (8) 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

{A0845141.DOCX / 1 Cover letter - final submission 008557000002} LOUDOUN 703 737 3633 ■ WOODBRIDGE 703 680 4664

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, provided under separate cover;
19. Affordable Housing Letter;
20. Concept Plan staff report;
21. Full-size application drawings;
22. Acceptance Letter, dated December 14, 2018;
23. Site Plan Review Comments, dated December 12, 2018;
24. Comment-Response Letter; and
25. 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

Enclosures

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



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: Third Prelim Submission - November 16, 2018

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

Requested Use: Construction of a seven-story multifamily residential building with two levels of underground parking, rooftop penthouse tenant amenity space, and approximately 255 units, including modifications for the parking ratio and bonus density. Please see statement of support and drawings for additional information.

Drawings submitted [x] Yes [ ] No

Print Name Of Owner Eleventh Street Development, LLC
By: M. Catharine Puskar, Attorney/Agent
Owner's signature M. Catharine Puskar By M/C (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: Print name M. Catharine Puskar (x) agent (x) attorney, Signature M. Catharine Puskar By M/C

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



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 M. Catharine Puskar 3, MRC

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 to before me this 16<sup>th</sup> day of November, 2018

Notary Carlyle

My commission expires 06/30/2022





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 November 16, 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 Subdivision, containing 75,187 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 M. Catharine Puskar By me

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 16th day of November, 20 18

My commission expires: 06/30/2022 Notary Carrifree



**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



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 M. Catharine Puskar By MNC

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

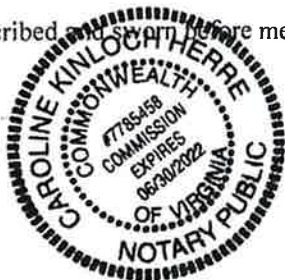
Applicant's address \_\_\_\_\_

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

Subscribed and sworn before me this 10<sup>th</sup> day of November, 2018

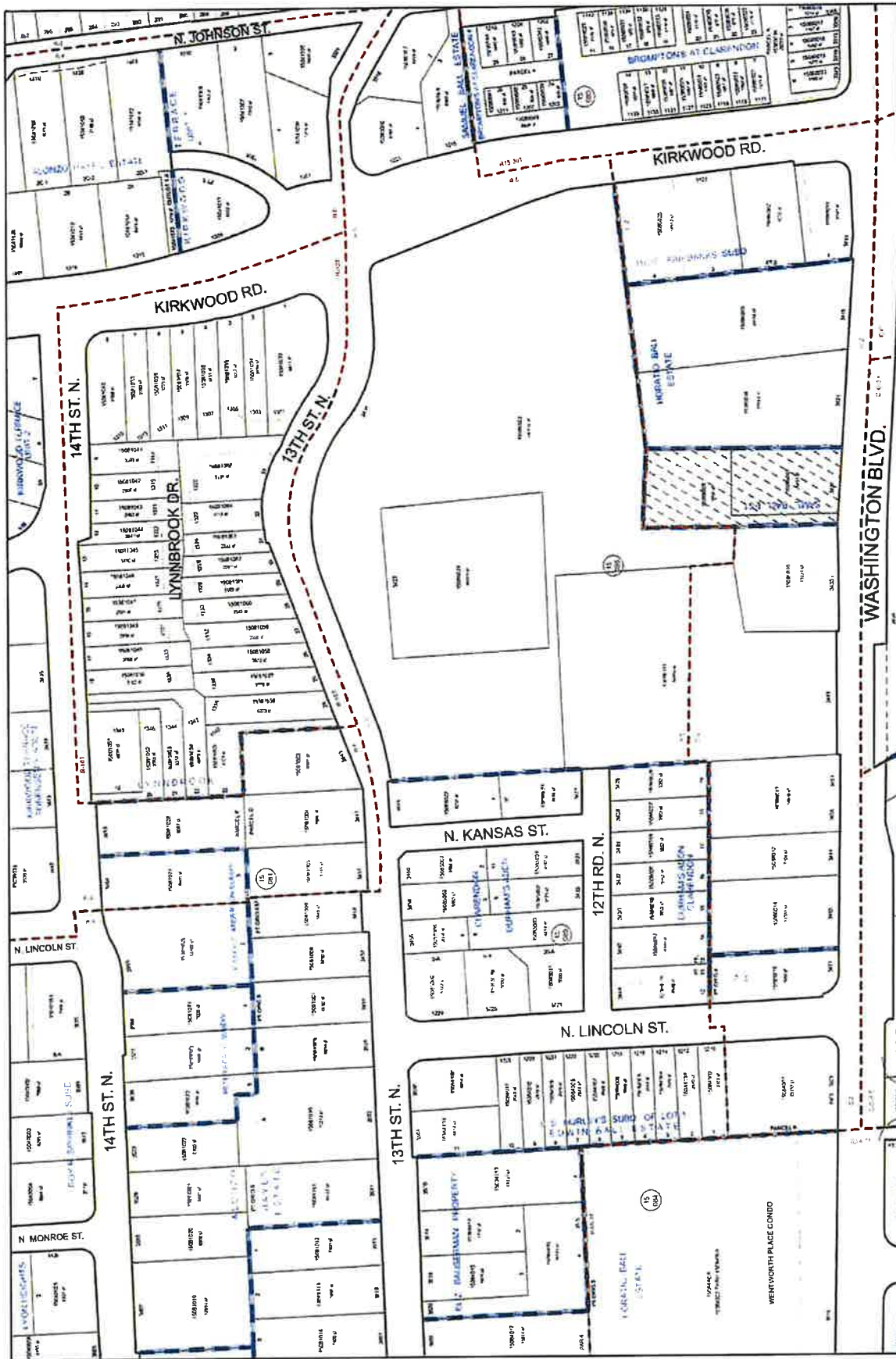
Notary Caroline Herre

My commission expires 06/30/2022





# ARLINGTON COUNTY, VIRGINIA REAL PROPERTY IDENTIFICATION MAP



Map Sheet: 53-2

43 13	43 14	43 15
53 1	53 2	53 3
53 5	53 6	53 7

N

ARLINGTON  
VIRGINIA

© 2015 ARLINGTON COUNTY, VIRGINIA

0 10 20 30 40 Feet

Map Information:  
 Map is compiled from recorded public deeds and a single document.  
 Please contact the GIS Manager if there are errors on the map.

Map Information:  
 Map is compiled from recorded public deeds and a single document.  
 Please contact the GIS Manager if there are errors on the map.

Map Information:  
 Map is compiled from recorded public deeds and a single document.  
 Please contact the GIS Manager if there are errors on the map.

**\* 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, L.L.C. 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, L.L.C. 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

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:

*Manager*

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**

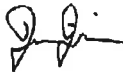
Dear Ms. Vonhm:

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. FIROLES  
Title: MANAGER



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

**WALSH COLUCCI  
LUBLEY & WALSH PC**

REVISED  
November 16, 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 seven-story multifamily building with approximately 255 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

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{A0841099.DOCX / 1 Statement of Support - third prelim 008557 000002}

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 seven-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. The Applicant is proposing a building with approximately 263,922 square feet of GFA, excluding approximately 2,598 square feet of below grade storage space. Additionally, the Applicant is requesting bonus density in consideration of a community benefits package that will include LEED Silver certified construction and affordable housing. 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* <sup>By NUC</sup>

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	
<b>APPLICANT ENTRY:</b>	
Form (Re)Submission Date	Third Preliminary Submission – November 16, 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>	
Name	M. Catharine Puskar, for: 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; Nicholas Cumings
E-mail Address	cpuskar@thelandlawyers.com; ncumings@thelandlawyers.com
Fax #	703-525-3197
<b>ARCHITECT:</b>	
Firm	Odell
Address	111 Virginia Street, Suite 401, Richmond, VA 23219
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	<a href="mailto:kwhite@wlpinc.com">kwhite@wlpinc.com</a>
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	<a href="mailto:ddove@studio39.com">ddove@studio39.com</a>
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	<a href="mailto:alal@meridian-consult.net">alal@meridian-consult.net</a>
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	<a href="mailto:clkabatt@wellsandassociates.com">clkabatt@wellsandassociates.com</a>
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		147.7
5.	Hotel Rooms Per Acre		N/A



		Square Feet	
6.	<b>Total Gross Floor Area</b>		
	<b>A. Office Use</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 Use</b>	<b>Square Feet</b>	<b># Rooms</b>
	1. Building 1		
	2. Building 2		
	3. Building 3		
	4. Building 4		
	5. Building 5		
	Total		
	<b>D. Residential Use</b>	<b>Square Feet</b>	<b># Units</b>
	1. Building 1	263,992 sf GFA	255
	2. Building 2		
	3. Building 3		
	4. Building 4		
	5. Building 5		
	Total		
	Affordable Housing Units		
	<b>E. Other (specify)</b>	<b>Square Feet</b>	

7.	Total # of Parking Spaces					
	A. Office Use	Standard	Compact	HC	Total	% Compact
	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					
	1. Building 1					
	2. Building 2					
	3. Building 3					
	4. Building 4					
	5. Building 5					
	Total					
	D. Residential					
	1. Building 1	183	0	6	189	0%
	2. Building 2					
	3. Building 3					
	4. Building 4					
	5. Building 5					
	Total					
	E. Other (specify)					

8.	Type of Parking	# of spaces		
	A. Structured – Above grade			
	B. Structured – Below grade	189		
	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	.74 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)			
<b>4. Residential</b>	<b>Main Roof</b>	<b>Penthouse Roof</b>	<b># Stories</b>
a. Building 1	80.0	97.55	7 + penthouse
b. Building 2			
c. Building 3			
d. Building 4			
e. Building 5			
<b>5. Other (Specify)</b>			
<b>C. Building Elevation to Main Roof and Penthouse Roof (in feet above sea level)</b>			
<b>1. Office</b>	<b>Main Roof</b>	<b>Penthouse Roof</b>	
a. Building 1			
b. Building 2			
c. Building 3			
d. Building 4			
e. Building 5			
<b>2. Retail</b>			
a. Building 1			
b. Building 2			
c. Building 3			
d. Building 4			
e. Building 5			
<b>3. Hotel</b>			
a. Building 1			
b. Building 2			
c. Building 3			
d. Building 4			
e. Building 5			
<b>4. Residential</b>			
a. Building 1	315.64	333.19	
b. Building 2			
c. Building 3			
d. Building 4			
e. Building 5			
<b>5. Other (Specify)</b>			

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

13.67 @ FIRST TO SECOND / 10.67 TYPICAL (2-7)

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	58,738 sf	78.1%
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. Bonus density		
	C.		
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> Third Preliminary Submission - November 16, 2018					
<b>APPLICANT/DEVELOPER:</b> Eleventh Street Development, LLC					
<b>APPLICATION BY:</b> M. Catharine Puskar, attorney/agent					
<b>ADDRESS:</b> 2200 Clarendon Boulevard, Arlington, VA 22201					
<b>DAYTIME PHONE:</b> 703-528-4700					
<b>EMAIL ADDRESS:</b> cpuskar@thelandlawyers.com; ncummings@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 Road					
	Applicant	Staff			
		1 <sup>st</sup>	2 <sup>nd</sup>	3 <sup>rd</sup>	4 <sup>th</sup>
<u>Preliminary Site Plan Drawings:</u> 2 copies of plan at correct scale and size (24" x 36"), with additional required information and 1 digital PDF copy					
<u>Final Site Plan Drawings:</u> 8 copies of plan at 24" x 36" and 11" x 17", with graphic scale representation, with additional required information and digital copy					
1. Site Plan Drawings Cover Page	C-0101				
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'	C-0301 and C-0302				
1) Full Cross-Sections of adjacent streets from curb to curb, with dimensions, including full intersections	C-0301, C-0406-9				
2) Dimensions of Tracts	C-0301				
3) Lot area by Zoning District (square feet and acres) for each tract	C-0303 and C-0401				
4) North Arrow	All				
5) Types and dimensions of existing easements	C-0301				
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	C-0201 and C-0302				
7) Topography at 2-foot intervals	C-0301				
8) Location and height in feet of existing structures on adjacent contiguous site and across adjacent streets	C-0301				
9) Show location of trees on site with caliper of 3 inches or greater.	C-0301 and C-1201				
10) Historic district and/or structures on the site or adjacent sites -- add a	C-0401				



	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	C-0401					
	12) Metes and Bounds Narrative Description	C-0302					
B.	Current aerial photograph of full site and surrounding uses	C-0309					
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	C-0303					
D.	Proposed preliminary subdivision plat showing requirements of Subdivision Ordinance, including:	C-0304					
	1) Lot lines	C-0304					
	2) Size of subdivided parcels	C-0304					
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.	C-0401					
	1) Lot dimensions and site area, individual parcel Dimensions and area, and area within each existing and proposed zoning district	C-0401					
	2) North Arrow	C-0401					
	3) Public street and right-of-way dedications, with square footage, and site area before and after dedication	C-0401					
	4) Proposed grading at 2-foot contour intervals	C-0402					
	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.	C-0401					
		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	C-0401					
	b. Electric Transformer vaults						
	c. Storm Sewer						
	d. Gas						
	e. Sanitary Sewer						

f. Water	C-0401						
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 <b>periphery</b> 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.	C-0401						
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	C-0401						
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.	C-0401			
t.	Surface parking and loading areas				
u.	Size and location of garage air intake and exhaust vents				
7)	Retail				
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:	C-0402			
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	C-1201			
10)	Average elevation of the site	C-0401			
11)	Coverage/Percent Coverage	C-0401			
F.	Types and dimensions of proposed vacations and/or types, dimensions and necessity for encroachments	C-0305 to C-0308			
G.	Other special plans or data – if applicable	N/A			
H.	Presentation Plan at 1" = 25' scale showing proposed improvements only:	C-0403			
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	C-0403			
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	C-0404 and C-0405			
J. Existing and proposed street cross-sections:	C-0406-9			
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:	A-100 / A-101			
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>B. Ground Floor Plan</b>					
1) Overall dimension, elevation and GFA	A-102				
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	A-102				
3) Label building entrances for pedestrians and vehicles, including ground floor retail	A-102				
4) Location and information on landscaping, plazas and other site features	L-101 - L104				
<b>C. Non-typical Floors</b>					
5) Overall dimensions, elevation and GFA of each floor level	A-103				
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	A-103				
<b>D. Typical Floors</b>					
6) Overall dimensions, elevation and GFA of each floor level	A-103				
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	A-103				
<b>E. Roof plan with elevations, showing main and penthouse roof elements and mechanical units</b>	A-104				
<b>F. Elevations of each building from the north, south, east and west showing:</b>	A-107 / A-108				
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 <b>location and access to underground parking and loading</b>	A-108			
5)	Label <b>façade and exterior surface materials and colors</b>	A-107 / A-108			
6)	Complete street frontage, lobby and or plaza level elevations showing complete design details, <b>façade materials and colors</b> at a scale of $1/8'' = 1'$	A-111 / A-112			
7)	<b>Distance from shared property line and percentage of building wall openings</b>	A-109			
8)	General size and location of vents for garage air intake and exhaust, HVAC, and <b>laundry</b>	A-108			
G. Vertical cross sectional views showing:					
1)	Average elevation of the site	A-109 / A-110			
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	L-104			
9)	Key showing where cross-sections are taken	A-109 / A-110			
H. Screening Plans for:					
1)	Mechanical equipment	A-107 / A-108			
2)	Parking areas	A-107 / A-108			
3)	Loading areas	A-108			
4)	Trash areas	A-108			

5) Penthouse areas	A-107				
<b>4. Conceptual Landscape Plan</b>					
A. Existing (to remain) and proposed building footprints and hardscape, and delineation of existing (to remain) and proposed underground structures	L-101 - L-104				
B. Existing and proposed utilities, and topography at 2' intervals					
C. Streetscape					
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					
E. Label, size and elements of common open spaces, open space easements and required landscaping					
F. Location to be saved, and limits of clearing and grading	C-1201				
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	C-1201				
<b>5. Additional Drawings</b>					
A. Materials of special architectural features	A-107, A-108, A-117				
B. Treatment of mechanical shafts and balcony railings	A-107 / A-108				
C. Exterior treatment of loading dock doors	A-108				
D. Street level context of how buildings fit in neighborhood with existing conditions and known future development	A-111-114				
E. Massing context of how buildings fit in surrounding development	A-105 / A-113 / A-114				
F. Comparative drawing (sections) of height profiles within a 400-foot offset of development	A-110				
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	A-0310				
<b>6. Information Sheet</b>					
A. Tabulation in chart form of parking and bicycle spaces required and provided, by building level and user type.	A-116				
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	A-116				



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	A-116					
D. Tabulation in chart form of total number of hotel units by floor area, per floor, and total	N/A					
E. Tabulation in chart form of elevation and GFA for each floor and total GFA for all floors	A-116					
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.	A-116					
<b>8. Additional filling information</b>						
A. Site Plan Application Acceptance Letter from CPHD, Director	Provided, see application packet					
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						
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	Provided, see application packet				
R. Rezoning Application and rezoning plat, if applicable					
S. Traffic Impact Analysis, if applicable					
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	Provided, see application packet				
BB. Formal response to comments (for resubmissions only)	Provided, see application packet				

**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	147.7 units/acre (115 units/acre base + 28.11 units/acre bonus)
<b>GFA / Units</b>	112,780.5 sf GFA	198 units	255 units
<b>Height</b>	45 feet	16 stories	7 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	0.74 spaces/unit  189 spaces

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



**WALSH COLUCCI  
LUBELEY & WALSH PC**

November 16, 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 for LEED Silver certified construction and affordable housing pursuant to Section 15.5.8 of the Zoning Ordinance, and
- Parking ratio.
- All other modifications necessary to achieve the proposed development.

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*

M. Catharine Puskar

Enclosures

cc: Garrett Erdle  
Greg Klein

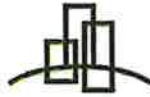
Thomas Fauquier  
Pete McLaughlin

Nicholas V. 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  
{A0841103.DOCX / 1 Modifications Letter - third prelim 008557 000002}



**WALSH COLUCCI  
LUBELEY & WALSH PC**

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

November 16, 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;

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{A0841104.DOCX / 1 Community Benefits Letter - third prelim 008557 000002}

- Public Art Contribution/Provision of On-Site Public Art (Minimum of \$75,000) attributable to new density;
- LEED Silver;
- Affordable housing contribution;
- On-Site affordable housing units;
- 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* <sup>By NRC</sup>

M. Catharine Puskar

Enclosures

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

**WELLS + ASSOCIATES**  
**MEMORANDUM**



1110 Bonfant Street  
Suite 210,  
Silver Spring, MD 20910  
301-448-1333  
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 to 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.





# WELLS + ASSOCIATES

## 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](http://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

A handwritten signature in black ink, appearing to read 'Matt Steigelman', is written over the printed name.

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

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

Y	?	N	Integrative Process

0 Location and Transportation			
1			16 Credit, LEED for Neighborhood Development Location
			Credit, Sensitive Land Protection
4			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
1			Credit, Green Vehicles

0 Sustainable Sites			
Y			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			1 Credit, Heat Island Reduction
			1 Credit, Light Pollution Reduction

0 Water Efficiency			
Y			Prereq, Outdoor Water Use Reduction, 30%
Y			Prereq, Indoor Water Use Reduction, 20%
Y			Prereq, Building-Level Water Metering
1			1 Credit, Outdoor Water Use Reduction, 50%, 100%
3			3 Credit, Indoor Water Use Reduction, 25%-50%
			2 Credit, Cooling Tower Water Use
1			Credit, Water Metering

4 Energy and Atmosphere			
Y			Prereq, Fundamental Commissioning and Verification
Y			Prereq, Minimum Energy Performance, 5%
Y			Prereq, Building-Level Energy Metering
Y			Prereq, Fundamental Refrigerant Management
6			6 Credit, Enhanced Cx: Enhanced Systems Cx, Bldg Envelope Cx, MBCx
4			8 Credit, Optimize Energy Performance, 6%-50%
			1 Credit, Advanced Energy Metering
			2 Credit, Demand Response

Y	?	N	Energy and Atmosphere
			3 Credit, Renewable Energy Production
			1 Credit, Enhanced Refrigerant Management
			2 Credit, Green Power and Carbon Offsets

0 Materials and Resources			
Y			Prereq, Storage and Collection of Recyclables
Y			Prereq, Construction and Demolition Waste Management Planning
			5 Credit, Bid Life-Cycle Impact Reduction
1			1 Credit, Bid Product Disclosure and Optimization - EPDs
1			1 Credit, Bid Product Disclosure and Optimization - Sourcing of Raw Materials
1			1 Credit, Bid Product Disclosure and Optimization - Material Ingredients
2			Credit, Construction and Demolition Waste Management

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

0 Innovation			
1			Credit, Innovation, Building Education
1			Credit, Innovation, Occupant Survey
			1 Credit, Innovation
			1 Credit, Innovation
1			1 Credit, Innovation
			Credit, LEED Accredited Professional

0 Regional Priority			
			Credit, Green Vehicles, Quality Transit (4)
2			2 Credit, Restore Habitat, Rainwater Management (3)

Washington and Kirkwood

meridian consulting llc

LEED NC

2

Criteria

Requirements

Current Status

Actions

Responsible Party

Integrative Process

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
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Location and Transportation

	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
	Credit, Sensitive Land Protection	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	2 Credit, High Priority Site	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
4	1 Credit, Surrounding Density and Diverse Uses	Option 1: Locate on a site whose surrounding existing density within a 2-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. The project has access to multiple transit options: 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
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 pts), 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 credit 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		
11	0	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.	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	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.	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	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). Install permanent water meters for two or more water subsystems (irrigation, indoor plumbing, DHW, boilers, reclaimed water, process water).	Credit is not applicable. Credit is feasible with a landscape irrigation submeter and submeter for apartment water use.	NA	NA
1		Credit, Water Metering			Specify submeters.	MEP
5	0	6 Total				
<b>Energy and Atmosphere</b>						
			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				
	3	Credit, Enhanced Commissioning, Path 1	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

	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
	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%.	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	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.	Credit is not targeted due to requirement to monitor end uses, which is difficult in residential units.	NA	NA
		2	Credit, Demand Response	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 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	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 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	<b>Total</b>					
<b>Materials and Resources</b>								
	Y	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
	5	Credit, Building Life Cycle Impact Reduction	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
	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

5	0	8	<b>Total</b>				
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
1		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
Y			Prerequisite, Minimum IAQ Performance	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, Environmental Tobacco Smoke Control	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
		1	Credit, Enhanced IAQ Strategies, Option 1	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 2	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

**Indoor Environmental Quality**

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	
		Credit, Construction IAQ Management, During Construction	Develop and implement an IAQ management plan for the construction and preoccupancy 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.	A Construction IAQ Management Plan will be developed and implemented.	Include Construction IAQ Management requirements in specs.	Meridian Consulting	
1			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.	Credit is not targeted.	NA	NA	
	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 feasible.	Provide thermal comfort controls for at least 50% of leasing workstations and all multi-occupant spaces.	MEP	
	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).	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	
1	1	Credit, Interior Lighting					

	3	Credit: Daylight	Option 1, Simulation. Demonstrate through computer simulations that spatial daylight autonomy 300/50% (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	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.	Design dwelling units with views from bedrooms and living spaces to the exterior to the extent possible.	Odell	NA	
7	0	9	1	Credit: Acoustic Performance				
<b>Total</b>								
<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
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>						
		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

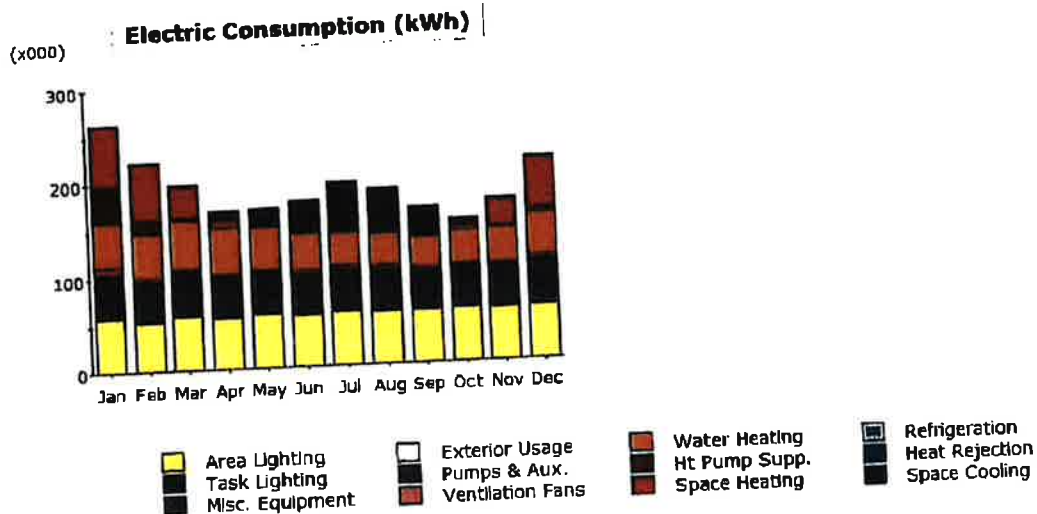
HVAC system details for the conceptual design building are outlined in Table 3 below.

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

Input Type	Conceptual Design Case	Energy Efficiency Case
Residential Units		
System Type	Split System Heat Pump	Split System Heat Pump
Cooling	Direct Expansion	Direct Expansion
Cooling Efficiency	SEER 13	SEER 16
Heating	Direct Expansion	Direct Expansion
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.



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(703) 528-4700 Ext. 5413  
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**WALSH COLUCCI  
LUBELEY & WALSH PC**

November 16, 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* *CP*

M. Catharine Puskar

Enclosures

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

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November 16, 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.

*M. Catharine Puskar 3/ MC*

M. Catharine Puskar

Enclosures

cc: Garrett Erdle  
Greg Klein  
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Pete McLaughlin  
Caroline Herre  
Nicholas V. Cumings

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{A0841105.DOCX / 1 Public Art Letter - third 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



ARLINGTON ECONOMIC DEVELOPMENT

Cultural Affairs Arlington Public Art

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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.



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November 16, 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 – Affordable Housing 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:

Please accept this letter as a statement of the proposed affordable housing plan associated with the referenced application. The Applicant is submitting this preliminary letter solely to fulfill the Administrative Regulation 4.1 requirement with the understanding that the affordable housing plan is negotiated throughout the site plan process and not agreed upon at the time of application acceptance. It is the Applicant's intent to comply with Zoning Ordinance Section 15.5.8 regarding the provision of affordable housing for site plan projects.

If you have any questions regarding affordable housing or other proposed community benefits of this site plan, please do not hesitate to call me.

Very truly yours,

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

*M. Catharine Puskar*

M. Catharine Puskar

Enclosures

cc: Garrett Erdle  
Greg Klein

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{A0841135.DOCX / 1 Affordable Housing Letter - third prelim 008557 000002}





**WALSH COLUCCI  
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November 16, 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.

M. Catharine Puskar

Enclosures

cc: Garrett Erdle  
Greg Klein

Thomas Fauquier  
Pete McLaughlin

Caroline Herre  
Nicholas V. Cumings

ATTORNEYS AT LAW

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2200 CLARENDON BLVD. | SUITE 1300 | ARLINGTON, VA 22201-3359





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)

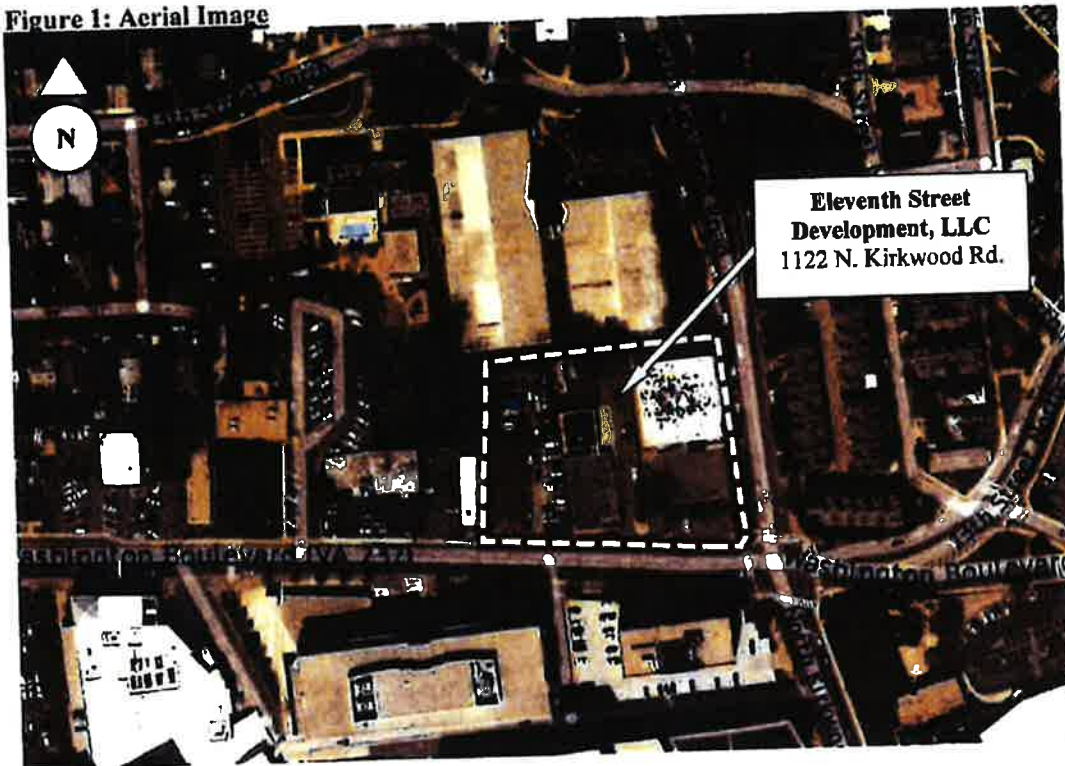
Property Owners: George and Doris Graham; VM Club Properties, LLC; Bette and Stephen Slye; 3421 Washington Boulevard, LLC.

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.

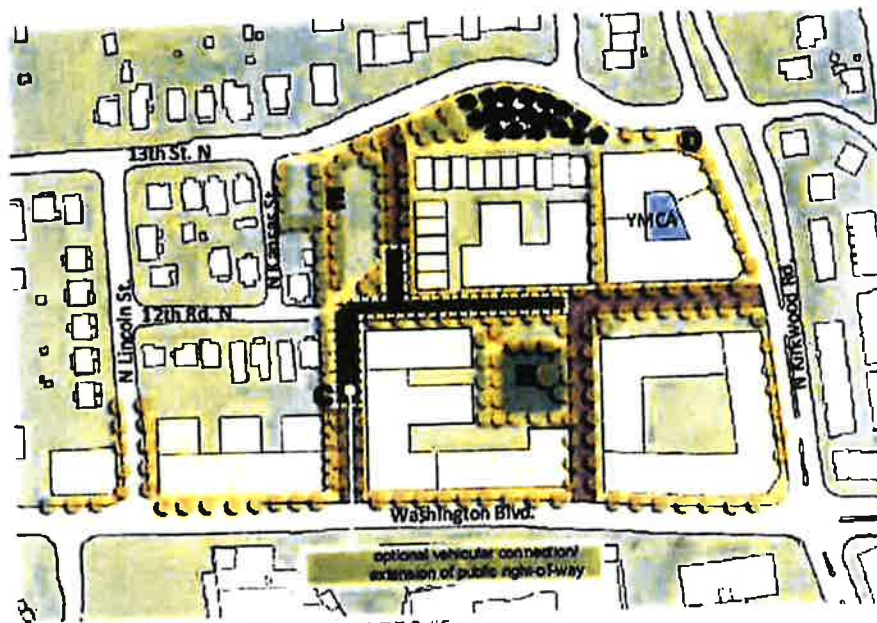
#### *Urban Design*

- 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 landscap 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.*



**WALSH COLUCCI  
LUBELEY & WALSH PC**

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

November 16, 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.

M. Catharine Puskar

Enclosures

cc: Garrett Erdle  
Greg Klein

Thomas Fauquier  
Pete McLaughlin

Nicholas V. Cumings

ATTORNEYS AT LAW

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



December 14, 2018

Nicholas Cumings  
Walsh, Colucci, Lubeley & Walsh, P.C.  
2200 Clarendon Blvd.  
Suite 1300  
Arlington, VA 22201

Re: Revised 1122 N. Kirkwood Road Rezoning and Site Plan Application

**BY EMAIL DELIVERY**

Dear Nicholas,

The revised site plan application (the "Site Plan Application") that you filed on November 19, 2018 on behalf of Eleventh Street Development, LLC, for property located at 3411, 3415, and 3421 Washington Boulevard, and 1122 N. Kirkwood Road (RPC #15-086-001, -002, -005, -006, -025), has been reviewed for compliance with the Administrative Regulation 4.1 submission standards. Staff has determined that the Site Plan Application meets the filing criteria subject to comments provided on December 12, 2018. While the Site Plan Application meets the submission requirements, this in no way should be deemed as an endorsement of the redevelopment proposal outlined in the Site Plan Application.

The Application, including a requested change in zoning from "C-2" to "C-O-2.5," proposes to construct a new seven-story multi-family residential building with approximately 255 units. The application also requests modifications for required parking, and for additional density under Section 15.5.7 of the Arlington County Zoning Ordinance (ACZO). While the Site Plan Application meets the submission requirements, the applicant should be aware of the following preliminary issues raised by staff, and recognize that this is not an exhaustive list:

1. Additional filings for redevelopment of adjacent sites located within the November 2017 *Washington Boulevard & Kirkwood Road Special GLUP Study "Plus" and Concept Plan* area have been filed or may be anticipated. Further analysis, detail, and coordination will be necessary to ensure that the project is consistent with the guiding principles and recommendations of the *GLUP Study*, including future interior circulation conditions and access to the Ball Family Burial Ground.
2. The proposal does not fully address future street circulation build-out envisioned in the *GLUP Study Circulation and Public Space Concept Map*, which discusses the creation of new streets providing vehicular access "to be phased over time, and segments located along shared property lines may be achieved one-half at a time, concurrent with



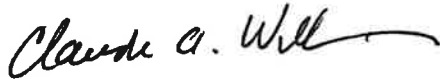
respective development projects” (page 51). Further coordination with staff will be necessary to evaluate how this proposal meets this GLUP Study goal.

3. Further review and coordination with DES staff will be necessary to evaluate whether there are outstanding issues associated with utilities and stormwater infrastructure on, and contiguous to, the site.

You may now proceed with submitting the final filing to the Zoning Office. In the final Site Plan Application, you will need to address how the proposed project meets County goals and is generally consistent with adopted planning guidance for the site. Michael Cullen will be the Planning Division staff member coordinating the review of this project; he can be reached at [mcullen@arlingtonva.us](mailto:mcullen@arlingtonva.us) or (703) 228-3538.

If you have any questions about this letter, please feel free to contact Mr. Cullen.

Respectfully,



Claude A. Williamson, AICP, Director  
Department of Community Planning, Housing & Development

cc: Samia Byrd  
Stephen A. MacIsaac  
Robert J. Duffy, FAICP  
Aaron Shriber, AICP  
Nicole Boling  
Michael Cullen, AICP  
Rob Gibson

# Site Plan Review Comments

Please provide a comment response for all comments outlined below and a digital copy of the plans with a revised plan submission.

<b>DATE:</b>	December 12, 2018
<b>APPLICANT/DEVELOPER:</b>	Eleventh Street Development, LLC
<b>APPLICATION BY:</b>	Walsh, Colucci, Lubeley & Walsh, P.C.
<b>ADDRESS:</b>	2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201
<b>DAYTIME PHONE:</b>	(703) 528-4700
<b>EMAIL ADDRESS:</b>	<a href="mailto:ncumings@thelandlawyers.com">ncumings@thelandlawyers.com</a> , <a href="mailto:cpuskar@thelandlawyers.com">cpuskar@thelandlawyers.com</a>
<b>CONTACT:</b>	Nicholas Cumings, Catherine Puskar
<b>PROJECT TITLE:</b>	1122 N. Kirkwood / Washington and Kirkwood Site
<b>PROJECT LOCATION:</b>	3411, 3415, 3421 Washington Blvd., 1122 N. Kirkwood Rd.
<b>PROPERTY RPC:</b>	15-086-001, -002, -005, -006, -025

The comments below reflect the revised preliminary site plan submission submitted on November 19, 2018. No further submission is required and the following comments should be addressed to the extent possible in the final site plan filing.

## Comments:

1. Does the lower grade patio area need to extend around the corner at Washington Boulevard? This significantly detracts from the corner streetscape and creates a 6' clear width pinch point along Washington. To the extent this can be redesigned, clear width at the corner should be maximized.
2. The proposal does not adequately address future street circulation build-out envisioned in the Washington and Kirkwood Special GLUP Study "Plus" approved on November 18, 2017. The 4.1 submission must consider an alternative or future condition where an east-west street segment is shown along the north side of the property and how the subject site would be designed or modified to facilitate circulation as envisioned.
3. Appropriate public access easements must be provided for the proposed alley on the west side of the site, as well as for a future street segment in the northern building setback.
4. Circulation around the building may require coordination with the American Legion project, currently going through the SPRC process, for consistency in interior street design and easements.

## **The following comments must be addressed in the final filing:**

5. Provide additional details and perspective views of the patio space along N. Kirkwood to better contextualize the space along the sidewalk.
6. Provide aisle dimensions for bike storage area (Sheet A-101).
7. The building use tabulation table should move the Storage area and Loading/Trash/Services Area values from "Non-GFA" to the "Excl. GFA" column since they are not part of gross parking area and are part of the requested density exclusions (Sheet A-116).

8. Provide bonus density calculation for LEED and ADU bonuses in the Residential Density Analysis table (Sheet A-116). For example, the LEED bonus assumes a 0.30 FAR bonus for LEED Silver with priority credits and an average unit size of approximately 1,035 sf.
9. Include a response to these comments in the final filing.

Please note: The comments outlined above may be subject to additional comments upon resubmission or following submission of the final 4.1 Site Plan Application. Potential issues listed above do not require action at this time, and are intended for preliminary reference only. Future staff discussion may include, but not be limited to, these issues with respect to the final site plan submission and review process.

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



**WALSH COLUCCI  
LUBELEY & WALSH PC**

December 19, 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 December 12, 2018.

**General Application Comments**

1. Does the lower grade patio area need to extend around the corner at Washington Boulevard? This significantly detracts from the corner streetscape and creates a 6' clear width pinch point along Washington. To the extent this can be redesigned, clear width at the corner should be maximized.

***Response:*** *The lower grade patio area is required. The lower patio extends around the building corner to provide a path of overland relief for stormwater runoff. Closing off the patio at the corner would cause ponding (2') in that area as the water would have to rise to the corner elevation before it would top the wall and enter the sunken patio.*

2. The proposal does not adequately address future street circulation build-out envisioned in the Washington and Kirkwood Special GLUP Study "Plus" approved on November 18, 2017. The 4.1 submission must consider an alternative or future condition where an east-west street segment is shown along the north side of the property and how the subject site would be designed or modified to facilitate circulation as envisioned.

***Response:*** *Acknowledged. The Applicant will discuss this issue with County Staff.*

3. Appropriate public access easements must be provided for the proposed alley on the west side of the site, as well as for a future street segment in the northern building setback.

**ATTORNEYS AT LAW**

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**Response:** *The Applicant is willing to provide public access easements for the proposed alley. The Applicant will discuss any future street segment with County Staff.*

4. Circulation around the building may require coordination with the American Legion project, currently going through the SPRC process, for consistency in interior street design and easements.

**Response:** *Acknowledged.*

5. Provide additional details and perspective views of the patio space along N. Kirkwood to better contextualize the space along the sidewalk.

**Response:** *Additional details and perspective views are provided on Sheet A-115.*

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

**Response:** *Please see updated Sheet A-101.*

7. The building use tabulation table should move the Storage area and Loading/Trash/Services Area values from “Non-GFA” to the “Excl. GFA” column since they are not part of gross parking area and are part of the requested density exclusions (Sheet A-116).

**Response:** *Please see updated Sheet A-116.*

8. Provide bonus density calculation for LEED and ADU bonuses in the Residential Density Analysis table (Sheet A-116). For example, the LEED bonus assumes a 0.30 FAR bonus for LEED Silver with priority credits and an average unit size of approximately 1,035 sf.

**Response:** *Please see updated sheet A-116.*

9. Include a response to these comments in the final filing.

**Response:** *Acknowledged.*

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 MUC*

M. Catharine Puskar

Enclosures

cc: Garrett Erdle  
Nicholas Cumings  
Caroline Herre