

## Section 2: Massing and Architecture

### ***Modulation and Reduction of Massing***

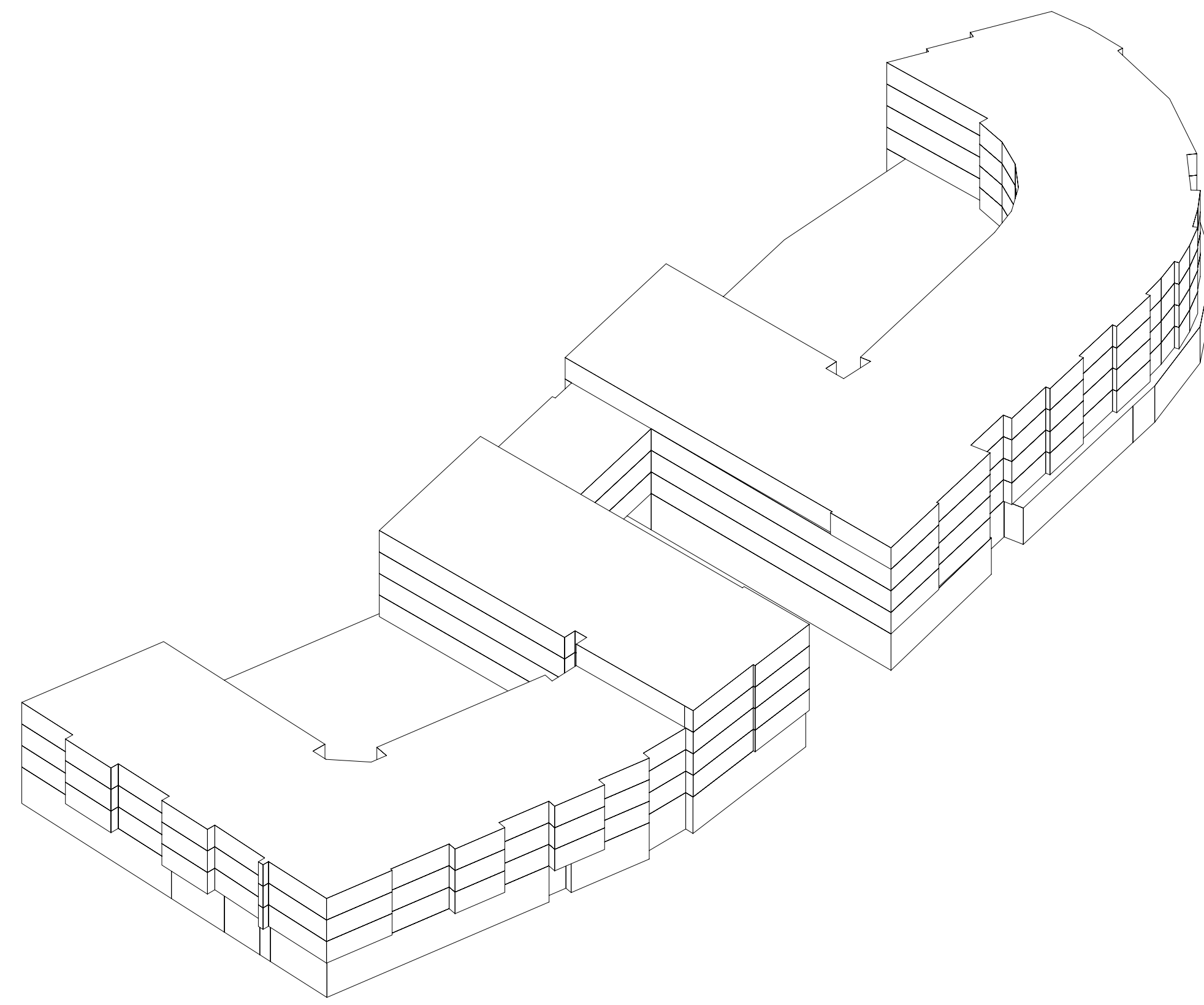
#### **Is the proposed massing compatible with the surroundings?**

The proposed building massing is comparable to that of surrounding buildings. The Sheffield Court buildings to the north present a continuous building façade of approximately 973 feet along Arlington Blvd, and the building directly to the east on Fort Myer has a length of 301 feet and a width of 128 feet. Our largest building has a length of 302 feet and a width of 80 feet. Furthermore, some of Sheffield Court's buildings rise 4-5 stories above grade along Arlington Boulevard.

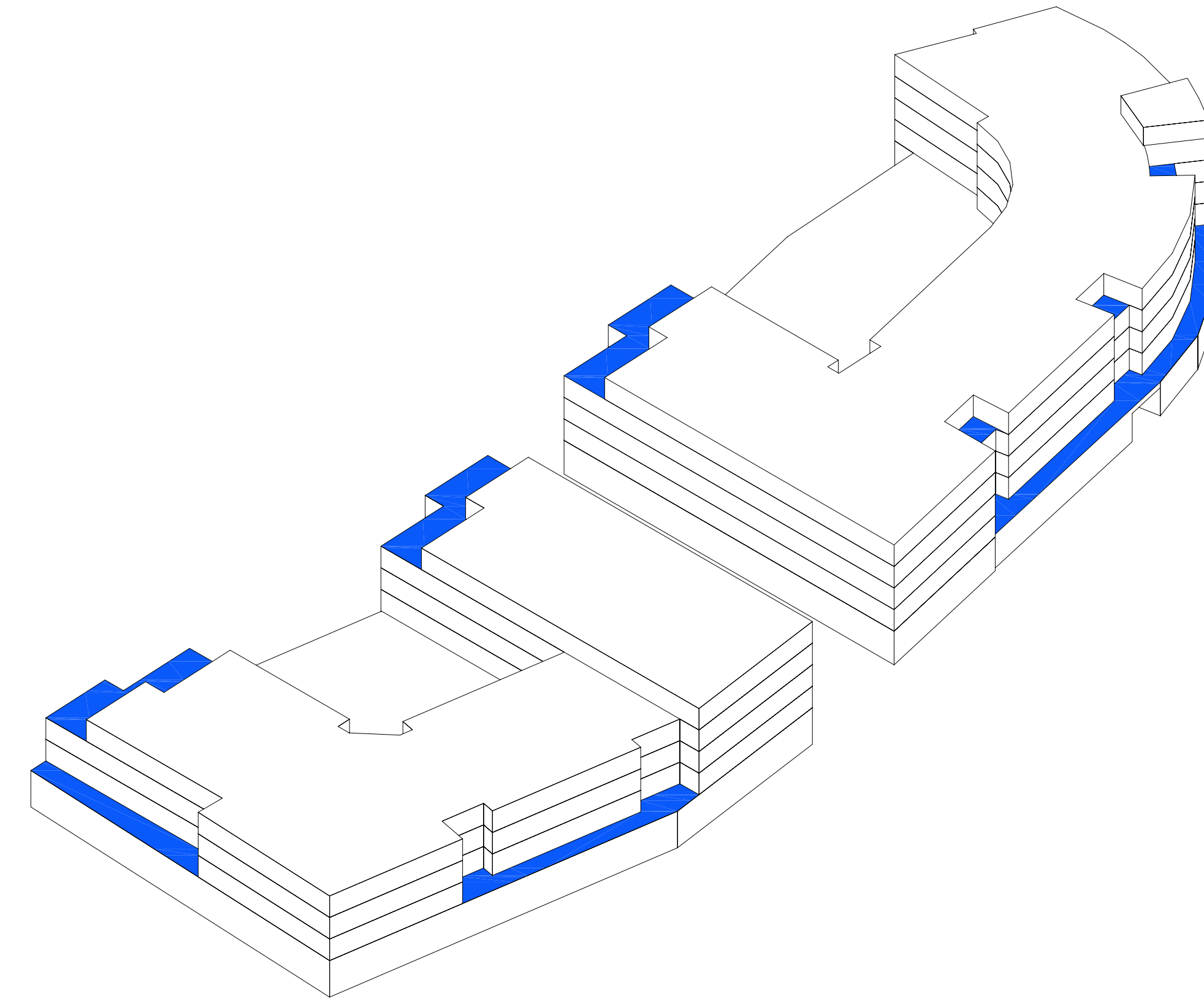
**Can the massing be better modulated to create a more varied building form?** There have been a number of changes to the massing of the buildings throughout the review process which have served to reduce the overall scale and intensity of the project. In summary, these changes include the following:

- Elimination of the proposed bridge between the two buildings, which reduced the mass and also opened up the view corridor from Wayne Street looking north through the site to the Sheffield Court clubhouse building and cupola.
- Elimination of the fifth floor from Building #1 (the building on the western half of the site).
- Introduction of tiering along the northern property line towards Sheffield Court, with the top floors pulled back 36 feet in certain locations.
- Additional stepping back of the residential use behind the retail base, resulting in setbacks of approximately nine feet on the Pershing Drive façade and seven feet along the western façade of Building #1 (facing Barton Street) to create additional layering of the massing along the streetscape as experienced by pedestrians.
- Introduction of deeper setbacks (14 feet to 19 feet in depth) in five locations along the Pershing Drive frontages to create better building articulation in order to break up the total building mass into a series of smaller, discrete components. At the top floor, these setbacks are further tiered to between 19 and 25 feet in depth to create further articulation on the façade.
- Redesign of the “tower” element facing Arlington Boulevard as a prominent architectural feature for the project.

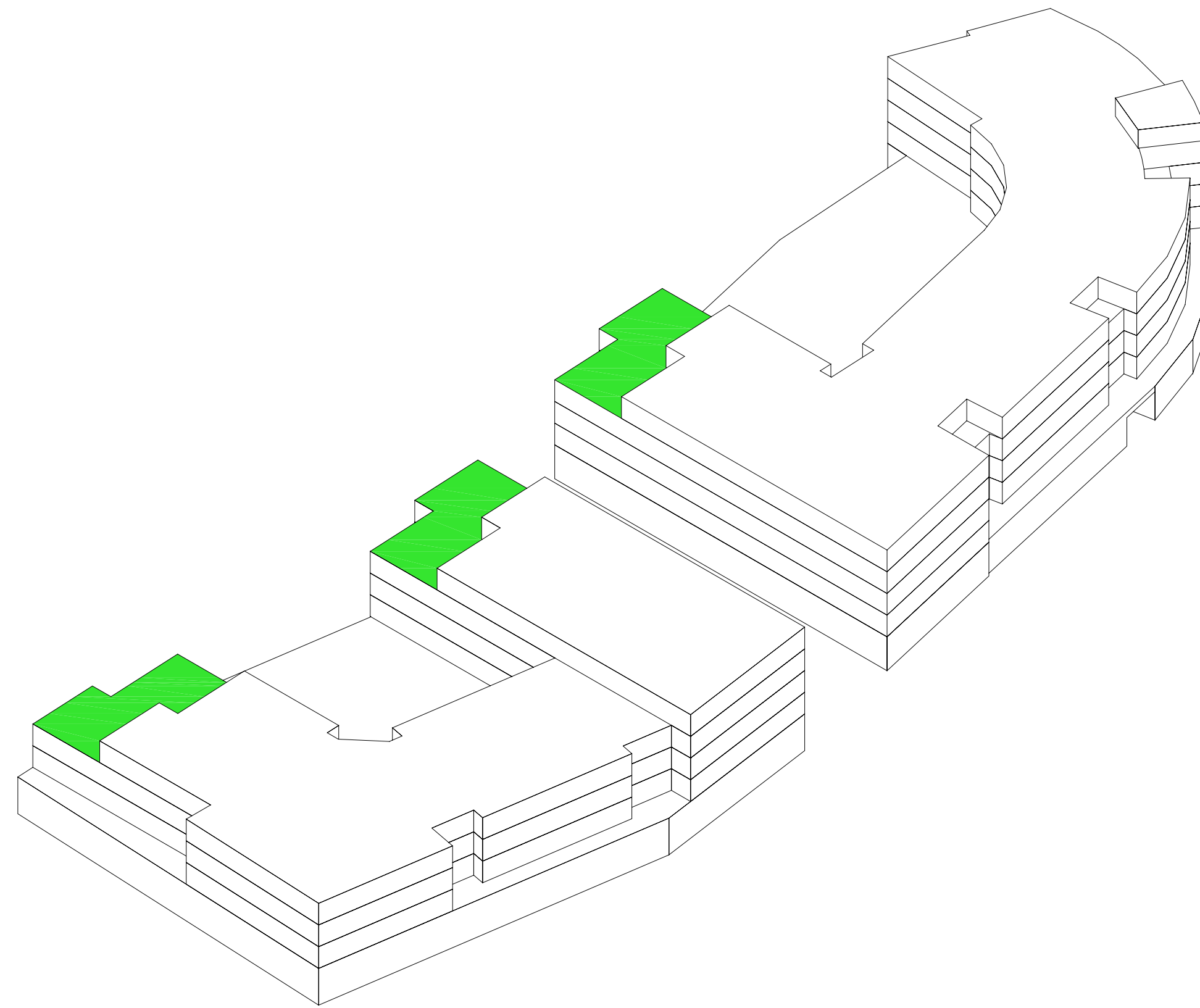
The net effect of all these reductions and modifications has been to eliminate approximately 34,185 square feet of proposed residential area from the project. This represents more than 14% of the total residential density from the original design. Overall, approximately 58% of the total building footprint is four stories or less if the courtyards above the retail parking are excluded from this calculation. If the courtyards are included, then the proportion of the project at four stories or less increases to 68%.



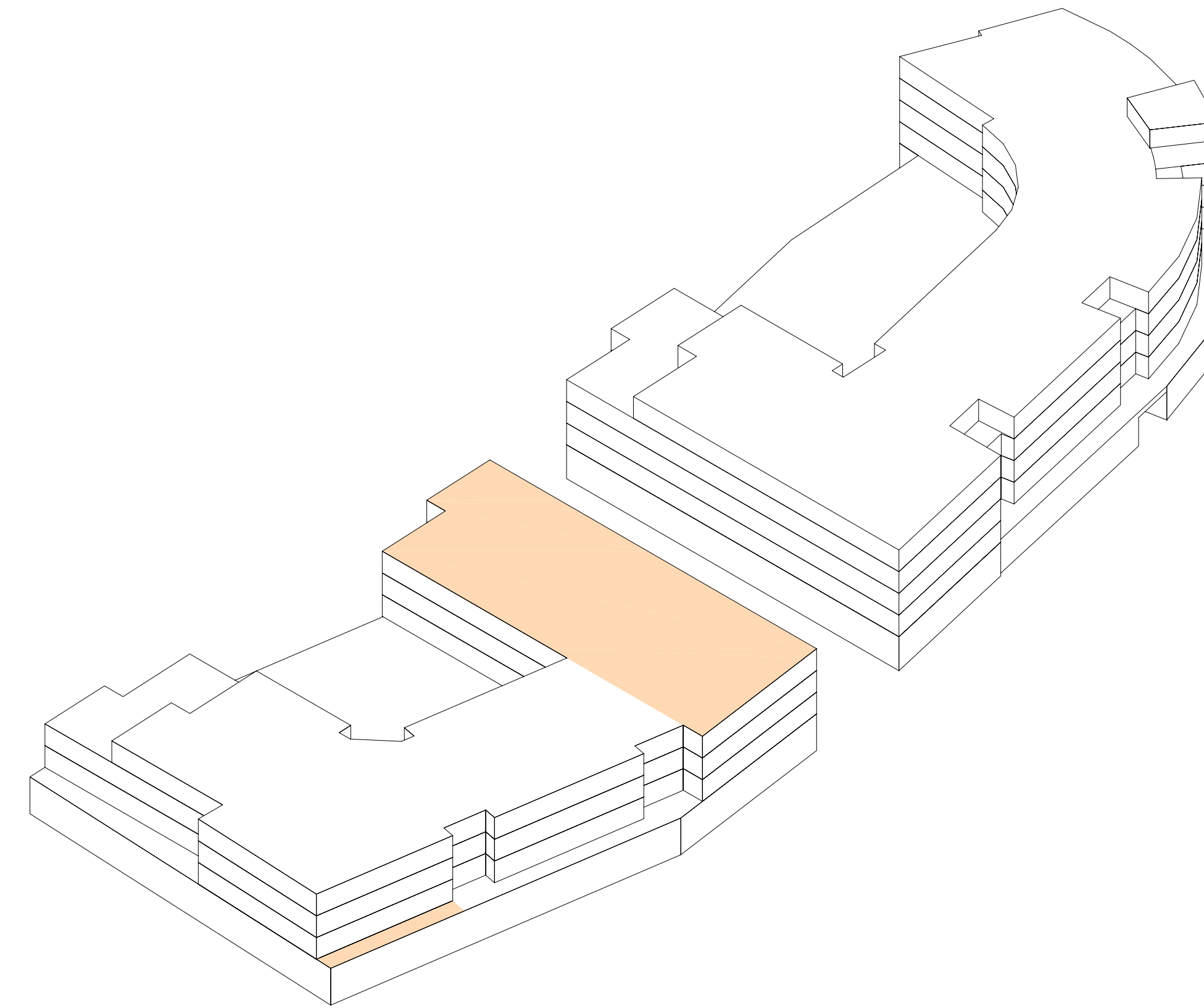
MARCH 29, 2007



APRIL 30, 2007

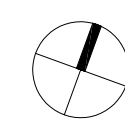


JULY 30, 2007



AUGUST 22, 2007

2201 N PERSHING DRIVE



1 MASSING COMPARISON & BUILDING SETBACKS

ARLINGTON COUNTY, VA

AbbeyRoad  
PROPERTY GROUP



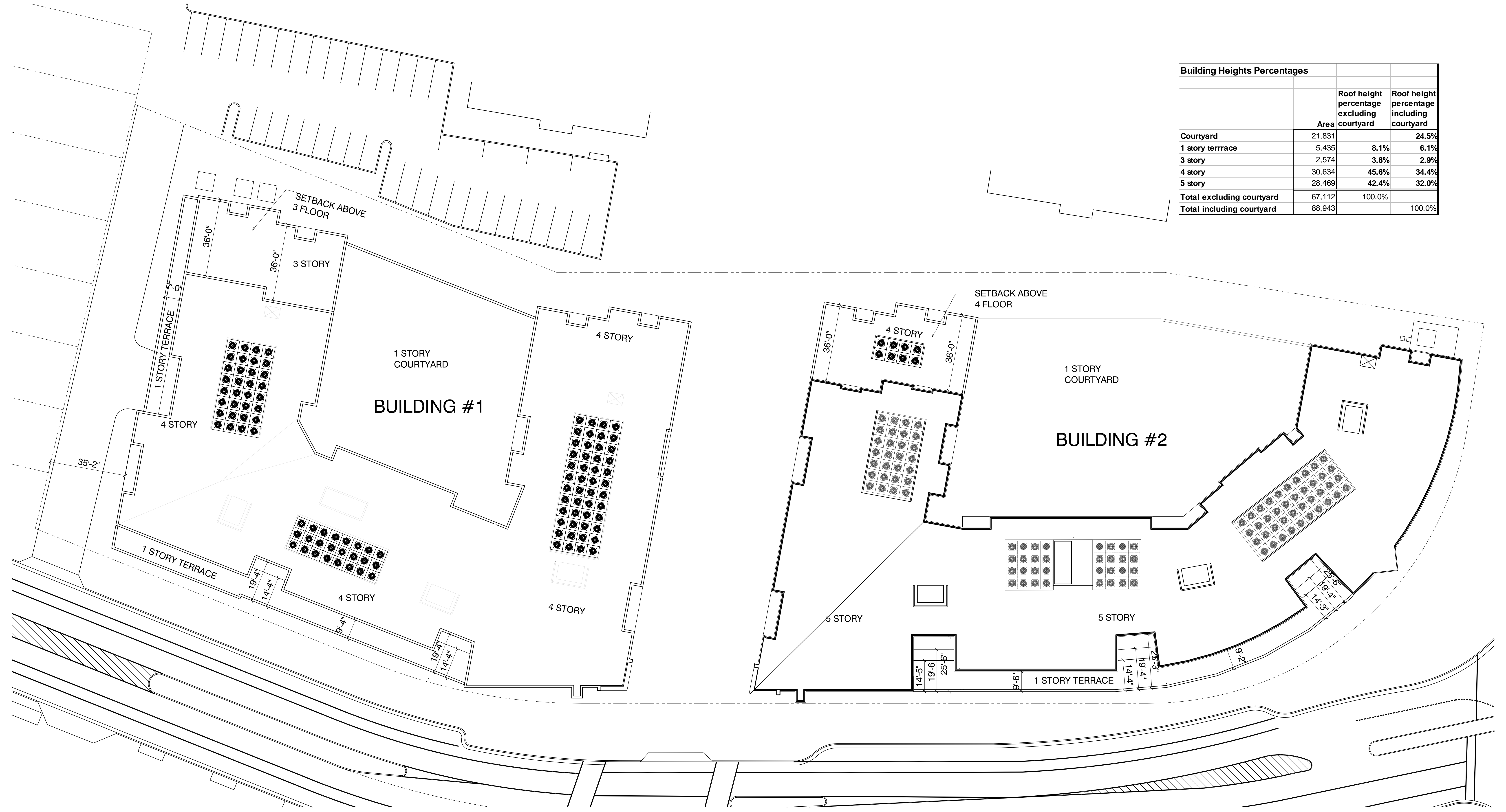
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Date: 2007-09-17

A8-3

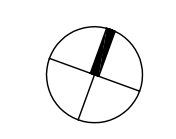
**2201 N Pershing Dr  
History of Density/Massing Reductions**

Milestone	Initial 4.1 Filing	SPRC #2	SPRC # 5	SPRC #6	Planning Commission
Date	1-Feb-07	30-Apr-07	30-Jul-07	20-Sep-07	16-Jan-08
Residential GFA Upper Floors (incl. LEED bonus)	245,111	225,449	225,449	210,926	210,926
Residential Base	172	170	170	160	168
LEED Bonus Units	20	20	20	20	20
Total Units	192	190	190	180	188
Market Rate Units	182	180	180	170	170
On Site ADU's	10	10	10	10	18
Reduction of Residential GFA on Upper Floors	n/a	8%	8%	14%	14%
GFA Retail	31,286	33,548	33,548	33,495	33,495
Height of Western Building (Bldg #1)	4 to 5 Stories	3 to 5 Stories	3 to 5 Stories	3 to 4 Stories	3 to 4 Stories
Height of Eastern Building (Bldg #2)	5 Stories	4 to 5 Stories	4 to 5 Stories	4 to 5 Stories	4 to 5 Stories
Notes		Included the elimination of the bridge between the buildings, introduction of tiering, and elimination of 2 units.	Additional tiering on the rear of the buildings.	Eliminate 5th story on Building #1; reduce unit count by 10 units; additional setback of residential in Building #1 along Pershing Dr.	Additional ADUs added within existing building envelope. No increase in overall mass or GFA.

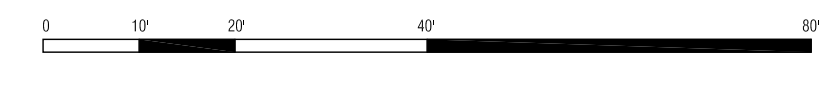
Building Heights Percentages			
	Area	Roof height percentage excluding courtyard	Roof height percentage including courtyard
Courtyard	21,831		24.5%
1 story terrace	5,435	8.1%	6.1%
3 story	2,574	3.8%	2.9%
4 story	30,634	45.6%	34.4%
5 story	28,469	42.4%	32.0%
<b>Total excluding courtyard</b>	<b>67,112</b>	<b>100.0%</b>	
<b>Total including courtyard</b>	<b>88,943</b>		<b>100.0%</b>



2201 N PERSHING DRIVE



1 BUILDING SETBACKS



Scale: 1:20  
Date: 2007-09-17

ARLINGTON COUNTY, VA



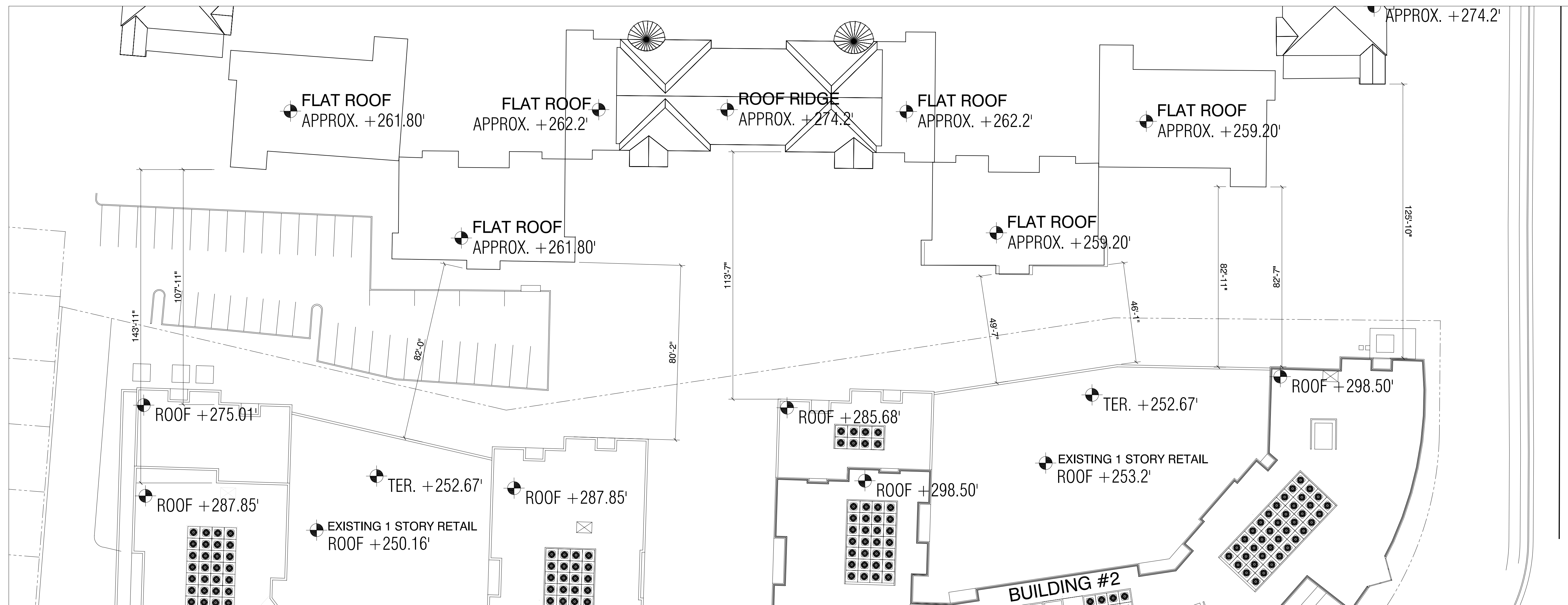
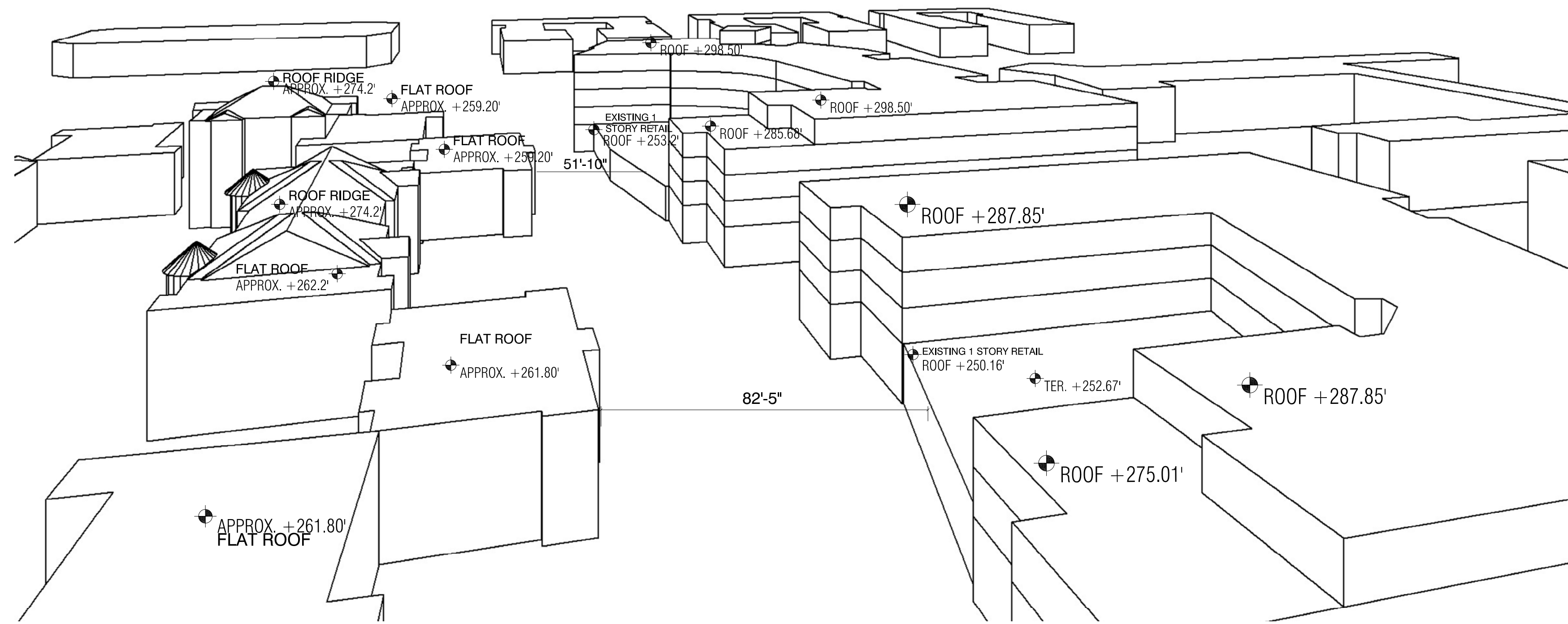
A8-2



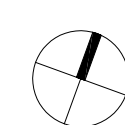
## ***Massing Relative to Sheffield Court***

**What is the height of the project relative to Sheffield Court?** Sheet A8-1 shows proposed building heights relative to Sheffield Court along the north property line. In general, Sheffield Court's roof elevations vary between 261 and 274 feet. The proposed courtyards will be at 252 feet, approximately the same height as the roof elevations of the current Lee and Duron Centers. The residential roof heights will then vary between 275 and 298.5 feet in this area.

**Could the project be tapered to the north and west?** Yes. As stated above, the residential was set back off of the retail base along the western elevation, and tapering was also introduced along the north property line where the site adjoins Sheffield Court.



2201 N PERSHING DRIVE



1 AERIAL CONTXT PLAN ALONG NORTH PROPERTY LINE



Scale: 1/25"=1'-0"  
Date: 2007-09-17

ARLINGTON COUNTY, VA

AbbeyRoad  
PROPERTY GROUP

SK&I  
Architectural Design Group

A8-1

## ***Parking Exhaust***

**Where will the exhaust vents for the underground parking be located?** The exhaust vents for the underground garage have been located on the north side of the project. They are planned at the far east and west ends of the project in order to avoid interference with the Sheffield Court swimming pool. The vents that appear in plan nearest to the swimming pool are intake vents. An existing masonry wall on Sheffield Court's side of the property line also separates the existing swimming pool at Sheffield Court from the proposed building.

## ***Façade Materials***

**What are the materials to be used on the façade?** Sheet A7-1 provides material callouts.

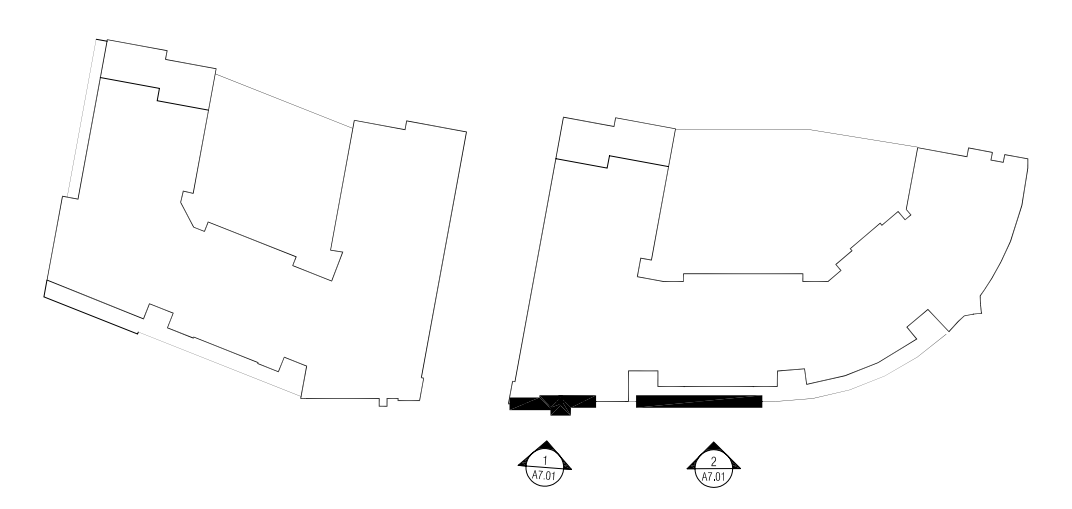
## ***Louvers above Retail Space***

**Will the louvers over the retail storefront be used to vent exhaust gases?** No. Exhaust gas from the retail tenants (particularly restaurants) will be directed to vertical shafts within the building and exhausted at the roof. Louvers over the retail windows will be for ornamentation and fresh air intake only.

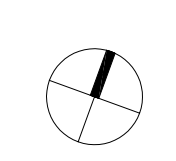


- ① BRICK 1
- ② BRICK 2
- ③ BRICK 3
- ④ BRICK PROJECTION/ RECESS DETAIL
- ⑤ PRECAST
- ⑥ HARDI PANEL
- ⑦ METAL PANEL - 1
- ⑧ METAL PANEL - 2
- ⑨ METAL COPING
- ⑩ METAL CANOPY
- ⑪ METAL GRILL
- ⑫ METAL RAILING
- ⑬ PREFINISHED METAL WINDOW SYSTEM
- ⑭ PREFINISHED METAL STOREFRONT
- ⑮ GLASS1
- ⑯ GLASS2
- ⑰ MASONRY, MFCTR. STONE
- ⑱ AWNING
- ⑲ METAL SUNSCREEN
- ⑳ METAL VENT

① ELEVATION DETAIL BLDG #2



2201 N PERSHING DRIVE



ARLINGTON COUNTY, VA



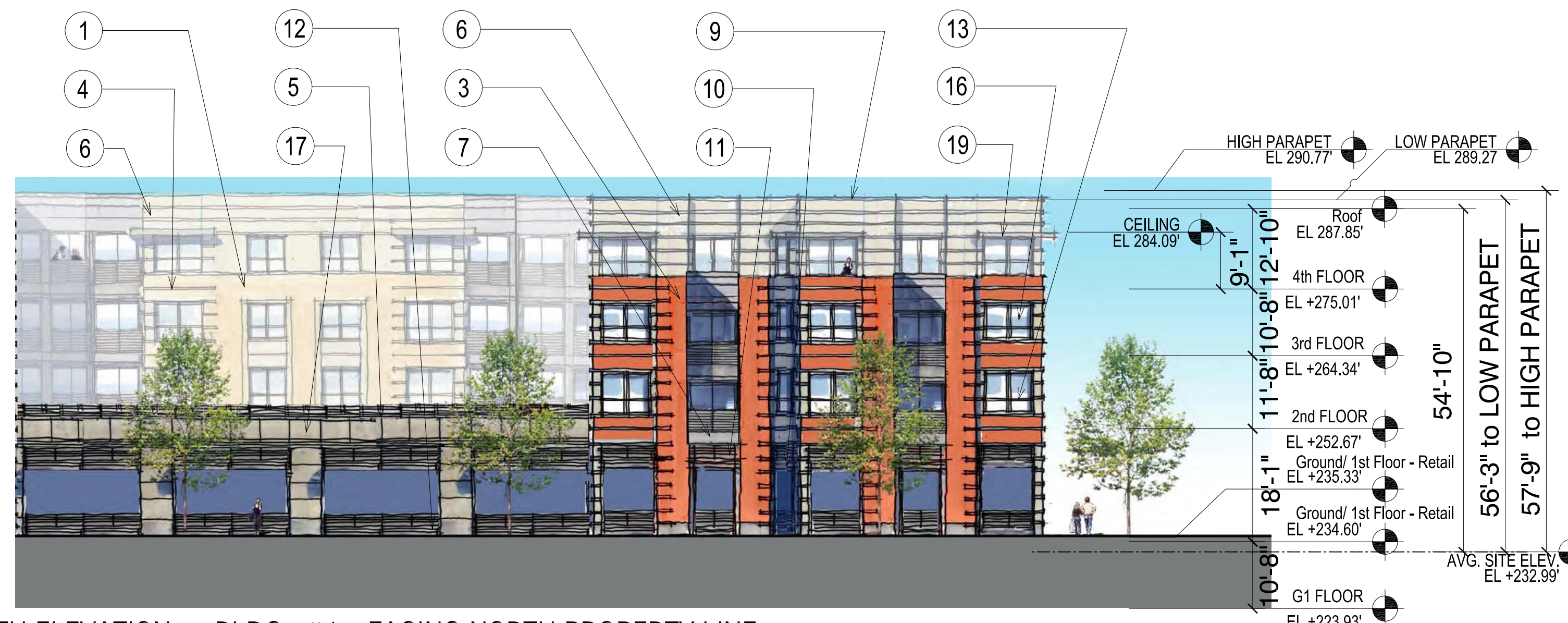
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Date: 2007-09-17

A7-1

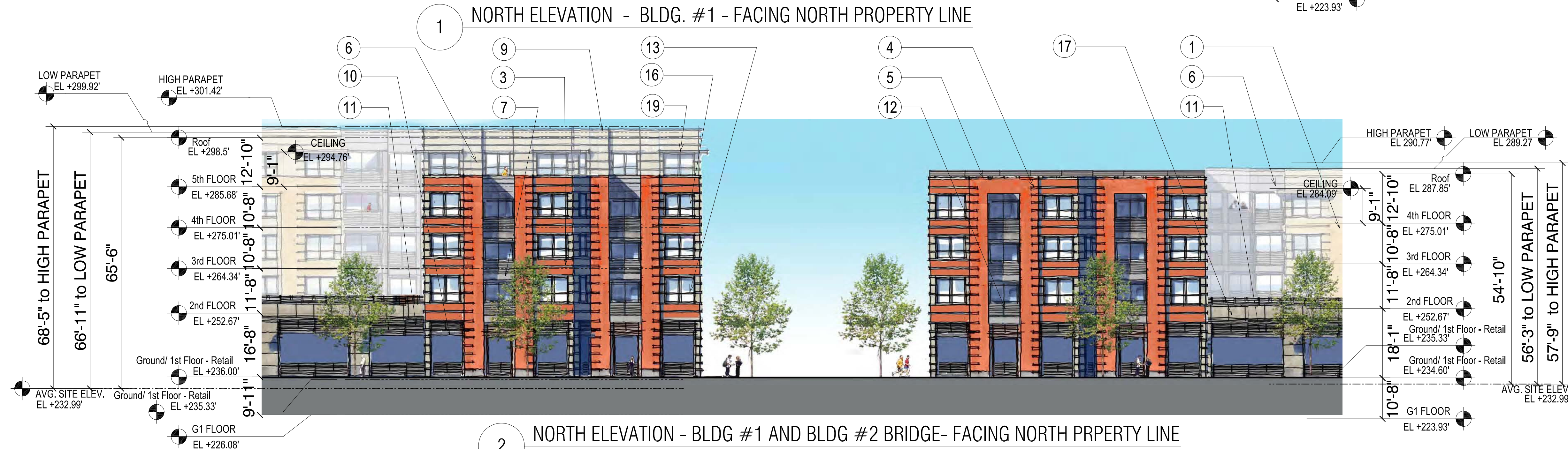
## ***Rear Facade***

**Will Hardie panel be used on the rear (north) façades?** While the vast majority of the rear (north) façades will be brick, Hardie panel (or similar cementitious fiberboard product) is being proposed for certain recessed areas facing the elevated private courtyards. In general, this type of material offers many advantages over traditional wood products, including extended warranties (15 – 50 years); pre-finished colors which reduce the need for repainting, eliminate the release of VOC's during installation, and minimize maintenance requirements; and the incorporation of recycled content and local production to minimize environmental impact. There are many examples of architecturally compatible new single-family homes throughout Lyon Park and surrounding neighborhoods which feature cementitious siding material. While there are some older wrapped wood products which have exhibited some maintenance concerns over time, the newer cementitious products have an excellent track record for performance and low maintenance. In addition, the particular application proposed for this project does not require the same detailing (wrapping corners, angled seams) that has been found to be more challenging to properly execute in the field due to the architectural style planned here.

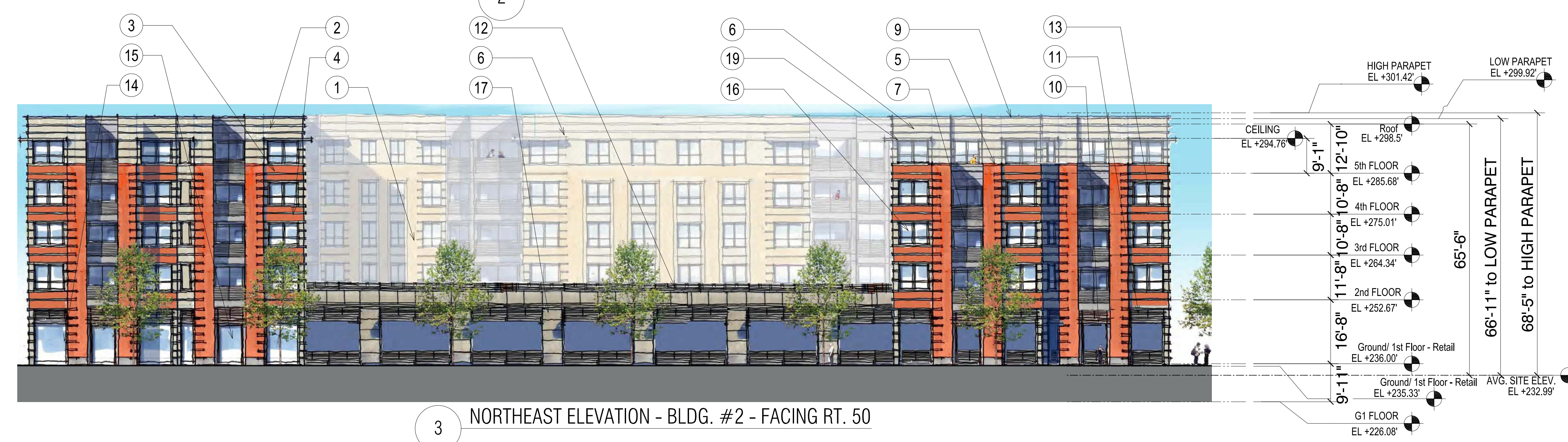
**How will the garage be screened along the north side of the project?** An architectural metal mesh screen will be installed under the second floor transfer slab that will project down from the slab above. There is also a half-wall at the ground level screening the parked vehicles and headlights. Between the top of the half-wall and the bottom of the metal screen below the transfer slab, decorative metal mullions will be installed. Sheffield Court also maintains a six-foot high masonry wall along the property line.



1 NORTH ELEVATION - BLDG. #1 - FACING NORTH PROPERTY LINE

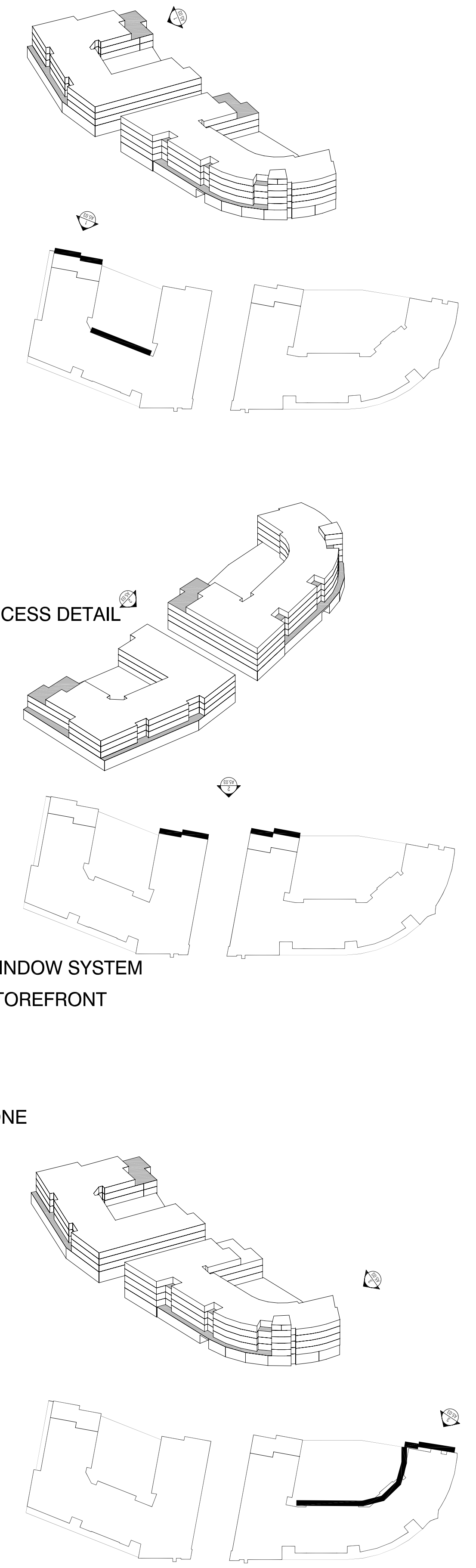


2 NORTH ELEVATION - BLDG #1 AND BLDG #2 BRIDGE- FACING NORTH PROPERTY LINE

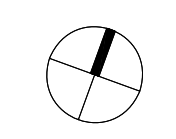


3 NORTHEAST ELEVATION - BLDG. #2 - FACING RT. 50

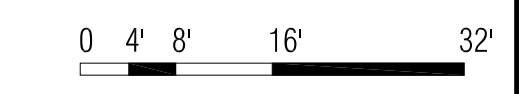
- 1 BRICK 1
- 2 BRICK 2
- 3 BRICK 3
- 4 BRICK PROJECTION/ RECESS DETAIL
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- 6 HARDI PANEL
- 7 METAL PANEL - 1
- 8 METAL PANEL - 2
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- 13 PREFINISHED METAL WINDOW SYSTEM
- 14 PREFINISHED METAL STOREFRONT
- 15 GLASS1
- 16 GLASS2
- 17 MASONRY, MFCTR. STONE
- 18 AWNING
- 19 METAL SUNSCREEN
- 20 METAL VENT



2201 N PERSHING DRIVE



ARLINGTON COUNTY, VA



Scale: 1/16"=1'-0"  
Date: 2008-01-15



A5-3

MASONRY  
VENEER  
PIERS

METAL  
RAIL AT  
TERRACE

METAL PANEL AT  
TERRACE PLANTER

METAL FRAME AT  
GROUND FLOOR  
PARKING

METAL  
RAIL AT  
GROUND  
FLOOR  
PARKING

MASONRY  
VENEER

