

SUMMARY OF PROPOSED REVISIONS

TO: Jennifer Smith, Matt Mattauszek
FROM: Scott Matties AIA, Principal
DATE: March 25, 2013
SUBJECT: The Shell (formerly called "Columbia Pike at S. Greenbrier")

Administrative approval for the Columbia Pike at S. Greenbrier project (now called The Shell) was granted by Arlington County in a letter from the Zoning Administrator dated March 9, 2012. That approval was based on the most recently submitted drawings, dated February 10, 2012, and the review of the Columbia Pike Advisory Working Group of this Form Based Code (FBC) project. Since that approval, the design has continued to develop and, as a result, a limited number of revisions to the façade and courtyard are proposed. There are several primary factors leading to the proposed revisions. First, the exterior has been coordinated with development of the interior design (including dwelling unit design), retail configuration and residential common areas. Second, the architectural design had been coordinated with the development of building infrastructure elements including structural systems, utilities, storm water, mechanical, electrical and plumbing systems. Third, revisions have been required to keep the project as close to on-budget as possible in the rapidly escalating cost climate brought on by the improving economy. In a previous note from AHC to County housing staff, AHC documented construction cost increases from 5% to 25% on various line items.

With respect to compliance with the FBC, the revisions proposed relate primarily to details of the façade design (such as fenestration percentages, etc.). Primary FBC criteria such as lot size, building height, floor-to-floor height, building footprint / RBL frontage, OCLA location, mix of uses, parking/loading access, etc., remain unchanged. The proposed revisions listed below are consistent with the architectural requirements of the FBC and add greater variety and articulation to the composition while creating further distinction between discrete vertical façade compositions. For the purpose of your review, following is a summary of the proposed façade revisions. Drawing revisions have been clouded to assist the review team in their understanding of the proposed revisions.

General Massing

1. Projecting balconies at select dwelling units have been removed. Balconies are not a requirement of the FBC. See Sheets A0.10, A0.11 and A2.10.
2. Fixed canopies at retail storefronts have been replaced by fabric awnings. The fixed canopy at the residential entry on S. Greenbrier St. has been maintained. See Sheets A0.10, A0.11 and A2.10.
3. The primary theme of "bay" windows, comprised of groupings 2 windows wide by 5 windows high (typically Type D windows), remains with a few modified variations to introduce greater architectural diversity. See Sheets A0.10, A0.11 and A2.10.

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- The metal-clad projecting bay window on the west end of the Columbia Pike façade remains unchanged.
 - The similar bay previously proposed on the east end of the Columbia Pike façade has been shifted to the west and inset into a unique brick pattern, reducing visual competition with the primary corner bay.
 - The metal-clad inset bay at the corner of Columbia Pike and S. Greenbrier St. wraps the corner and engages with the more prominent cornice.
 - A “bay” variant is introduced above the residential entry on S. Greenbrier St. using Type B windows set in a unique brick pattern to create a distinctive condition at this primary entry
4. The massing and detailing for the primary building corner at the intersection of Columbia Pike and S. Greenbrier has been revised to further distinguish and highlight this important corner.
- The overall proportion has been adjusted by extending the corner form further up S. Greenbrier and incorporating narrow setbacks in the plane of brick to provide more distinct separation from adjacent discrete facades.
 - The cornice has been increased in size/projection with a unique detail that does not appear elsewhere in the building.
 - Additional glazing has been added at the ground floor retail level to enhance transparency.
 - The height of parapet of the discrete facade at the western property boundary along Columbia Pike has been lowered to allow the cornice at this corner to be the most prominent.
5. The residential entry along S. Greenbrier St. has been revised but remains architecturally unique by incorporating the only fixed projecting canopy on the building, a unique fenestration pattern on the floors above and a special brick pattern not found elsewhere on the building. See Sheet A2.10

Fenestration

1. The retail level fenestration has been revised to narrow many of the storefront groupings creating a more “punched-window” configuration that reinforces the load-bearing masonry aesthetic. Mullions in the fenestration have been realigned with revised brick coursing where appropriate. The revised retail level fenestration meets the 60% to 90% requirement of the FBC. This change substantially cuts costs associated with reduced structural steel. See Sheets A0.11, A2.10 and A2.30.
2. The residential level fenestration has been revised to include simplified window types with a distribution hierarchy that reinforces the creation of discrete facades. The revised residential level fenestration meets the 30% to 70% requirement of the FBC. See Sheets A0.11, A2.10 and A2.31.

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- The typical window type (Type A) most commonly used is a single hung window pair, 2 lites wide by 2 lites high.
- A taller window type (Type C) is introduced to reinforce special aspects of massing or program. This type adds fixed transom panels to the Type A window for a 2 lites wide by 3 lites high configuration. In addition, the taller Type C window is used at the top floor to reinforce the higher floor-to-floor height and in vertical stacks on the Columbia Pike and West facades to introduce alternate proportions of window groupings and increase diversity between discrete facades.
- A window wall configuration (Type D) is used in conjunction with "bay" windows incorporated into the massing. This type adds a third window to the Type C window for a 3 lites wide by 3 lites high configuration.
- Glazed terrace doors have been removed in coordination with the deleted residential balconies.

Materials / Miscellaneous

1. Primary wall materials consist of red brick, gray brick and metal panel. The limited beige brick on the Columbia Pike façade and cast stone cladding on the S. Greenbrier St. façade have been replaced by unique brick patterning with the red and gray brick. See Sheet A2.10.
2. The residential fenestration material has been changed from aluminum frame windows to vinyl windows due to the limitations in energy performance of aluminum frame windows. See Sheet A2.10.
3. The detailed design of mechanical systems requires small louvers on each facade to allow for air intake and exhaust on the retail and residential levels. On the residential levels, kitchen and bath exhausts are combined into one louver to minimize visual impact. The louvers will be small fixed-blade "brick-vent" type that do not project beyond the face of brick and will be painted to closely match the adjacent brick. There will be no visible exhaust louvers for clothes dryers. Louvers are shown on the retail level for use by future tenants and are screened from view by fabric awnings. See Sheets A0.11 and A2.10.
4. On the West Elevation (4/A2.10) and North Elevation (3/A2.10) areas that are not "clearly visible from the street" (more than 30 feet from the RBL's) have been simplified in terms of material selection and window types allowing the architectural variation on Columbia Pike and S. Greenbrier St. to be reinforced.

END OF MEMORANDUM