

From: Benjamin Spiritos <bspiritos@jbgsmith.com>
Sent: Wednesday, February 06, 2019 2:01 PM EST
To: rflather@ds2i.net <rflather@ds2i.net>; Arlova Vonhm <avonhm@arlingtonva.us>
CC: Rosa Achour <rachour@arlingtonva.us>; PJ Bautista <pbautista@jbgsmith.com>
Subject: RE: Central Place Transparency
Attachment(s): "Central Place Retail Overview.pdf"

Hi Arlova,

It was good to see you this morning. Attached is the exhibit you asked about that corresponds to Rick's transparency calculation spreadsheet. As shown in the attached, the majority of the ground floor retail space is already open. The other 2 spaces pending permit besides Open Road (HEH and SRG) are mostly 2nd level spaces. Hope this helps and please let us know if you have any questions.

Best,

Ben

From: rflather@ds2i.net <rflather@ds2i.net>
Sent: Monday, February 4, 2019 8:15 AM
To: Avonhm@arlingtonva.us
Cc: 'Rosa Achour' <Rachour@arlingtonva.us>; Benjamin Spiritos <bspiritos@jbgsmith.com>; PJ Bautista <pbautista@jbgsmith.com>
Subject: Central Place Transparency
Importance: High

CAUTION: EXTERNAL EMAIL

Arlova –

I'm following up a request Ben Spiritos and PJ Bautista asked of us to show site transparency for Central Place. I'm attaching 3 files for reference and below is a walk-through of the numbers on our table. The three attached files include an explanation of our spreadsheet and elevation drawings as displayed below, spreadsheet showing 80% and 50% Transparency Totals, and Storefront Elevations.

As our client Open Road is behind schedule and is being pressed by its investors, they urgently need to begin construction at the earliest. We're hopeful the attached provides enough information for Zoning to approve our Admin Change Request as we're showing our Central Place 80% Transparency Requirement currently fulfills its requirement and is currently exceeding the 80% Site requirement at 82% with the new addition of Open Road.

Please let me know if you have any questions.

Thanks...rick

Central Place Transparency – addition of Open Road Tenant in Suites G113 & 213

Explanation of spreadsheet for 80% Transparency referencing "Central Place Transparency" spreadsheet (Charts 1 & 2), Elevation Drawings on Pages A3.04 and "East Elevation – Exterior at N. Lynn St":

- a. Available Transparency – 660 sf was calculated by adding the linear storefront footage on Lynn Street (e) and the Plaza (f) and multiplying by the area between 3'-8' (5): $(56.75+75.3)*5 = 660.3$ (g)
- b. Anticipated Opacity – 88 sf was calculated by adding the qualified area between 3'-8' leading to the Lower Level of the storefront on Lynn Street. Beginning at 3' above the storefront grade we calculated 31.75sf of area above the Left Guardrail, 13.5 sf of area above the staircase leading down to the Lower Level, and 30sf above the Right Guardrail: $31.75+13.5+30=75.25$ sf. We added 12.8sf to the total as our Guardrail is 3'6" above the Storefront Grade and we credited back the 6". Thus 77.25 sf + 12.8sf = 88sf (h).
- c. Remaining Transparency – 572sf is the Available Transparency minus the Anticipated Opacity: $660-88=572$.
- d. Transparency – 87% is our total transparency for areas between 3'-8' for Open Road.

Explanation of spreadsheet for 50% Transparency referencing "Central Place Transparency" spreadsheet (Charts 2 & 3), Elevation Drawings on Pages A3.04 and "East Elevation – Exterior at N. Lynn St":

(m) 50% Transparency Requirement – Lynn Street Available is calculated with the following storefront totals as displayed on Sheet A3.04 East Building Elevation N. Lynn Street: We're displaying sf totals from 0'-3' as sum of $26+12+14+23=75$ sf; and totals from 8'-deck as sum of $240+39+417=696$ sf. Sum of 0'-3' and 8'-deck is $75+696=771$ sf.

(n) Opacity – The 50% Opacity on N Lynn Street is displayed as the Left Guardrail area as 34.25sf, Staircase to Lower Level area as 14.5sf, and Right Guardrail as 24sf for the sum $34.25+14.5+24=72.75$ sf.

(p) Total Lynn Street Remaining Transparency at 50% is $771-72.75=698.25\text{sf}$.

(q) 50% Transparency Requirement – Plaza Storefront Available is calculated with the following storefront totals as displayed on Sheet A3.04 North Building Elevation Plaza: We're displaying sf totals from 0'-3' as sum of $19+33+23+98=173\text{sf}$; and totals from 8'-deck as sum of $45+42+21+105+310=523\text{sf}$. Sum of 0'-3' and 8'-deck is $173+523=696\text{sf}$.

(r) Remaining Transparency at 50% - calculated as $(p)659.25+696=(r) 1355.25\text{sf}$.

(s) Available Transparency at 50% - calculated as $732+696=(s) 1428\text{sf}$.

Total Transparency of Open Road Tenant

(j) or (d) Available Transparency at 80% - 87%

(k) Available Transparency at 50% - 95%

Not included in Transparency Totals: The mezzanine area in Suite 213 has Storefront exposure on N Lynn Street at 100% for 50% Transparency. None of the mezzanine area qualifies at 80% Transparency due to the elevation. We're already showing 95% Transparency at the 50% Transparency Requirement and wasn't questioned on that area. Other than the mezzanine, Suite 213 does not have any other storefront abutting the N Lynn Street. Therefore, walls for Suite 213 are installed to separate the floor from Suite G113.

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