

From: Arlova Vonhm
Sent: Tuesday, February 12, 2019 1:11 PM EST
To: Benjamin Spiritos <bspiritos@jbgsmith.com>; rflather@ds2i.net <rflather@ds2i.net>
CC: Rosa Achour <rachour@arlingtonva.us>; PJ Bautista <pbautista@jbgsmith.com>
Subject: RE: Central Place Transparency

Thanks Ben! As much as I appreciate all of this information, this is complex issue that I think would best be handled via an in person meeting and discussion. Given how long we have ALL been working on and talking about this I'd like to try and get it resolved sooner than later. So, Rosa and I are free the following times and dates this week:

Thursday, February 14th

1pm
Birch First floor Conference Room

Friday, February 15th

11am
Room 710 – 7th floor conference Room

If either of these works for you let me know. Otherwise I will have to try and find times next week.

In advance of our getting together I will share our early thoughts and observations on the documents you have provided to date. First, we appreciate the “key” plan drawing showing spaces that are currently occupied. However I think the numbering may not be 100% accurate AND it shows levels of the building for which transparency requirements may not apply (e.g., 2nd floor). Similarly, the calculations provided in the table may also include the area of levels on floors that don't have a transparency requirement so we want to be clear we are only looking at and calculating the area based on what the condition requires. If possible, it would be great to include “actual opacity” for spaces that are already open instead of “anticipated opacity” so that we are really clear on what area remains. Lastly, I think we need plan drawings to complement the elevations. Part of the issue was with walls that would obscure views from the outside. The elevation drawing only tells a part of the story. In order to verify compliance we need to see what is proposed in the new space (and where) to appropriately calculate transparency per the site plan condition. I hope this makes sense. I think we can get to a resolution but we need to be looking at the same materials at the same time and talk it through. It's just too complex in this case for email.

Thanks,

Arlova

From: Benjamin Spiritos [mailto:bspiritos@jbgsmith.com]
Sent: Wednesday, February 6, 2019 2:02 PM
To: rflather@ds2i.net; Arlova Vonhm <Avonhm@arlingtonva.us>
Cc: Rosa Achour <Rachour@arlingtonva.us>; PJ Bautista <pbautista@jbgsmith.com>
Subject: RE: Central Place Transparency

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 $77.25\text{sf} + 12.8\text{sf} = 88\text{sf}$ (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 $771-72.75=698.25$ 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 $19+33+23+98=173$ sf; and totals from 8'-deck as sum of $45+42+21+105+310=523$ sf. Sum of 0'-3' and 8'-deck is $173+523=696$ sf.

(r) Remaining Transparency at 50% - calculated as $(p)698.25+696=(r) 1394.25$ sf.

(s) Available Transparency at 50% - calculated as $732+696=(s) 1428$ 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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