



3033 WILSON BLVD. COMMUNITY MEETING
1-15-2026

PROJECT TEAM

DEVELOPER: CARR PROPERTIES

SVP Jason Bockenek

O 202-461-3973

C 571-216-9607

jbockenek@carrprop.com

SPM Sean Hurley (Community Liaison)

O 202-355-1886

C 703-336-3853

shurley@carrprop.com

GENERAL CONTRACTOR: JOHN MORIARTY & ASSOCIATES VA

ARCHITECT: SK+I ARCHITECTURAL DESIGN GROUP



PROJECT OVERVIEW

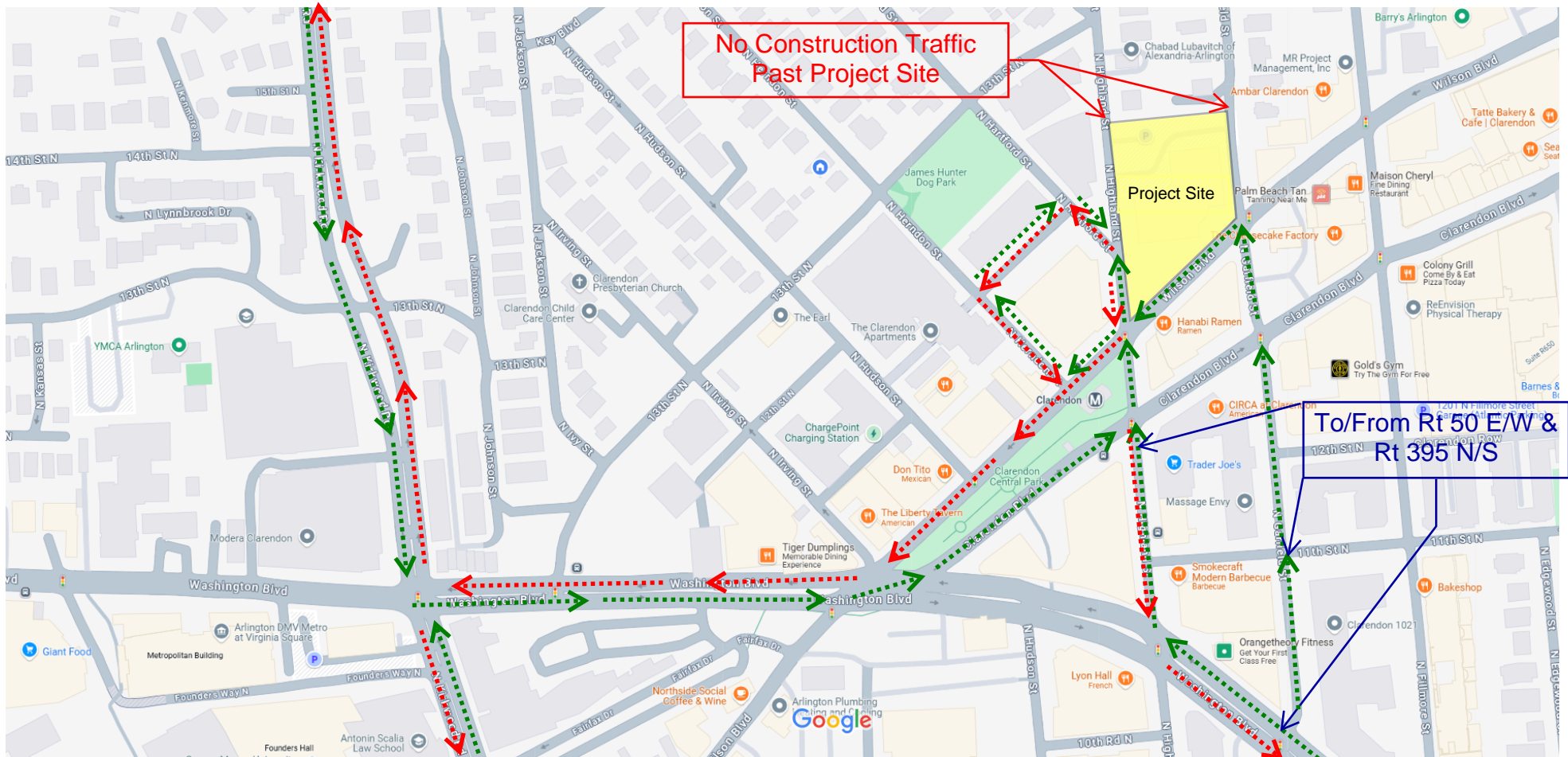
- Demolish existing office building down to grade
- Build 8 story mixed use residential
- 315 units
- 6000sf retail on ground level

SCHEDULE AND WORK HOURS

- Two Year Schedule: March 2026 – March 2028
- Demolition to start mid-March and last about 6 months.

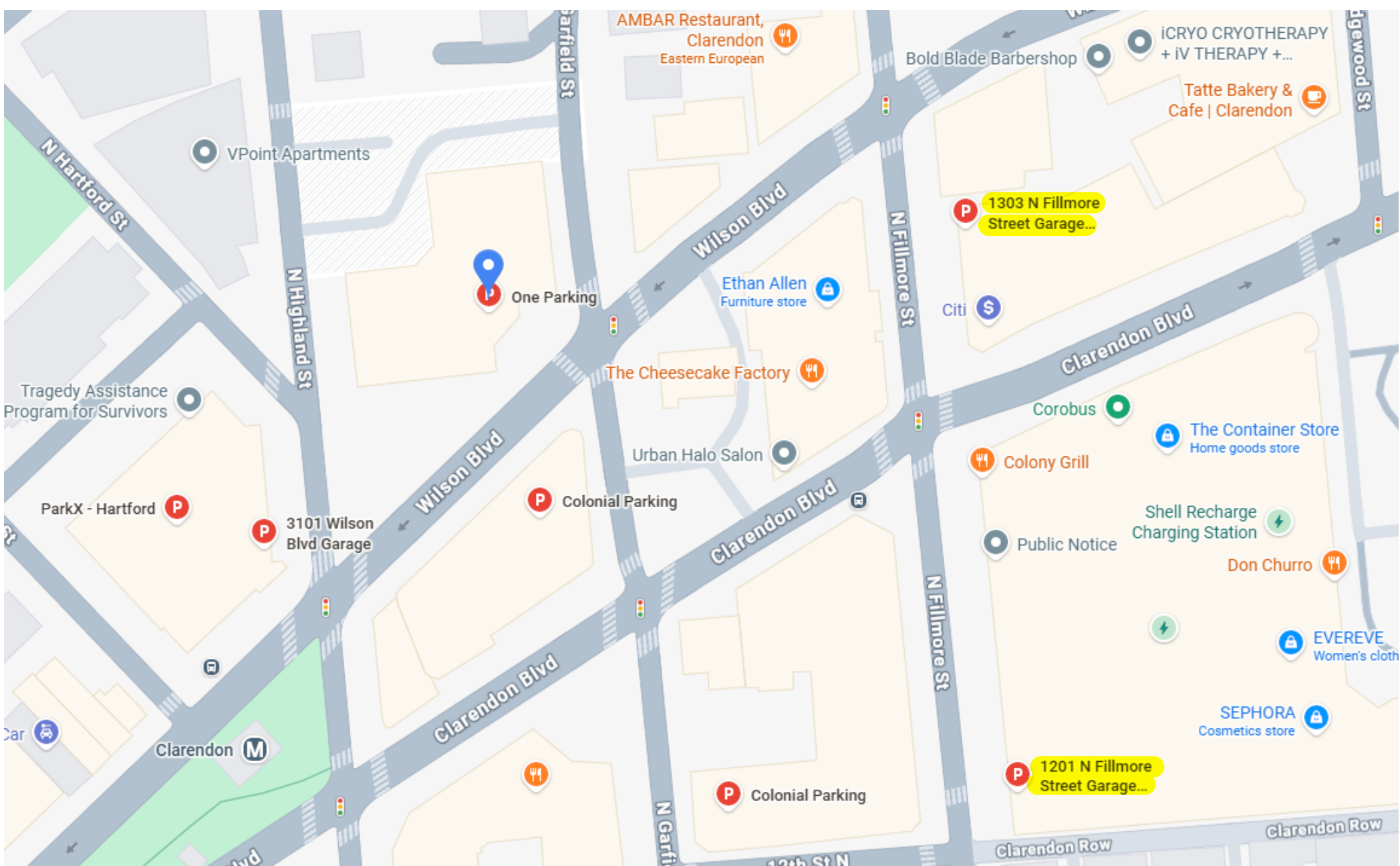
Arlington County Work Hours

- 7am to 9pm weekdays
- 9am to 9pm weekends and holidays

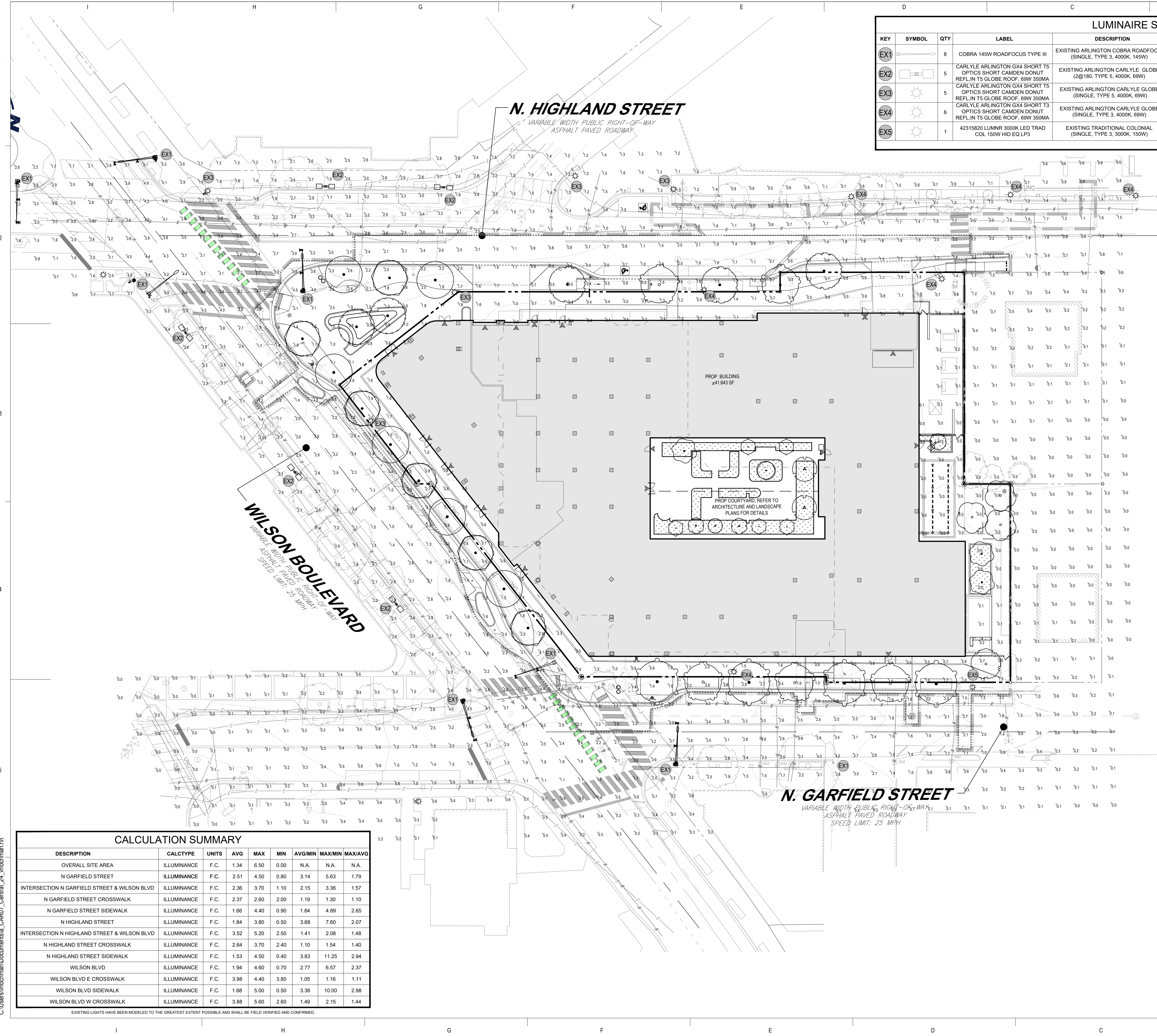


Map data ©2025 Google 100 ft

3033 Wilson Boulevard - Truck Route
8/22/25



1303 N Fillmore St Garage & 1201 N Fillmore Street Garage (both Atlantic Parking) have offered spaces at \$125 per space per month



LUMINAIRE SCHEDULE												
KEY	SYMBOL	QTY	LABEL	DESCRIPTION	COLOR	FINISH	LAMP TYPE	MOUNTING HEIGHT	ARRANGEMENT	LLF	LUMENS	WATTS
EX1		8	COBRA 145W ROADFOCUS TYPE III	EXISTING ARLINGTON COBRA ROADFOCUS (SINGLE, TYPE 3, 4000K, 145W)	4000K	EXISTING	LED	±30' MH	SINGLE ARM	0.90	15,697	137
EX2		5	CARLYLE ARLINGTON GX4 SHORT T5 OPTICS SHORT CAMDEN DONUT REFL. IN T5 GLOBE ROOF, 69W 350MA	EXISTING ARLINGTON CARLYLE GLOBE (2@180, TYPE 5, 4000K, 69W)	4000K	EXISTING	LED	±16' MH	2 @ 180'	0.90	9,798	70.1
EX3		5	CARLYLE ARLINGTON GX4 SHORT T5 OPTICS SHORT CAMDEN DONUT REFL. IN T5 GLOBE ROOF, 69W 350MA	EXISTING ARLINGTON CARLYLE GLOBE (SINGLE, TYPE 5, 4000K, 69W)	4000K	EXISTING	LED	±16' MH	SINGLE POST TOP	0.90	9,798	70.1
EX4		6	CARLYLE ARLINGTON GX4 SHORT T5 OPTICS SHORT CAMDEN DONUT REFL. IN T5 GLOBE ROOF, 69W 350MA	EXISTING ARLINGTON CARLYLE GLOBE (SINGLE, TYPE 3, 4000K, 69W)	4000K	EXISTING	LED	±16' MH	SINGLE POST TOP	0.90	9,783	70.2
EX5		1	42315820 LUMNR 3000K LED TRAD COL 150W HID EQ LP3	EXISTING TRADITIONAL COLONIAL (SINGLE, TYPE 3, 3000K, 150W)	3000K	EXISTING	LED	±16' MH	SINGLE POST TOP	0.90	7,012	71

TEMPORARY LIGHTING NARRATIVE

THE EXISTING STREET LIGHTS ALONG N HIGHLAND ST, WILSON BLVD, AND N GARFIELD ST HAVE BEEN MODELED IN ACCORDANCE WITH THE ARLINGTON COUNTY SPECIFICATIONS, SECTION 14140, PART 6. ALL EXISTING LIGHTS WILL ACT AS TEMPORARY LIGHTS AND WON'T BE REMOVED UNTIL THE PERMANENT PROPOSED LIGHT FIXTURES ARE INSTALLED AND OPERABLE. IF ANY OF THE EXISTING LIGHTS ARE DAMAGED, REMOVED, OR RENDERED INOPERABLE DURING THE COURSE OF CONSTRUCTION TEMPORARY LIGHTS SHALL BE INSTALLED ON THE EXISTING POLES IN THE SAME LOCATIONS TO SATISFY THE LIGHTING REQUIREMENTS.

ARLINGTON COUNTY LIGHTING STANDARDS ARE DETERMINED BASED ON THE ROADWAY CLASSIFICATION OF THE STREETS IN QUESTION ACCORDING TO THE ARLINGTON COUNTY FUNCTIONAL CLASSIFICATION MAP, N HIGHLAND ST IS A NEIGHBORHOOD PRINCIPAL, WILSON BLVD IS A PRINCIPAL ARTERIAL, AND N GARFIELD ST IS A MINOR ARTERIAL. PER THE PHOTOMETRIC CALCULATION SUMMARY SHOWN ON THIS SHEET, ALL STREETS MEET THE UNIFORMITY RATIO STANDARDS FOR THEIR SPECIFIED ROADWAY CLASSIFICATION.

ARLINGTON COUNTY STREET FUNCTIONAL CLASSIFICATION MAP



GMP SET

PROJECT NAME
3033 WILSON BLVD

ARLINGTON, VA

SP # 479

PROJECT NUMBER
DCA23094.00

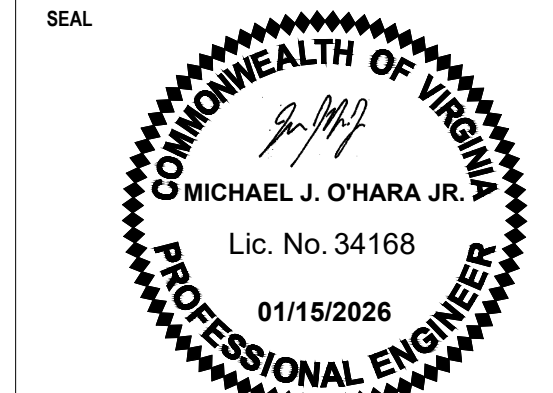
OWNER
CARR PROPERTIES
1615 L St NW, Suite 650
Washington, DC 20036

OWNER'S PHONE
202.461.3971

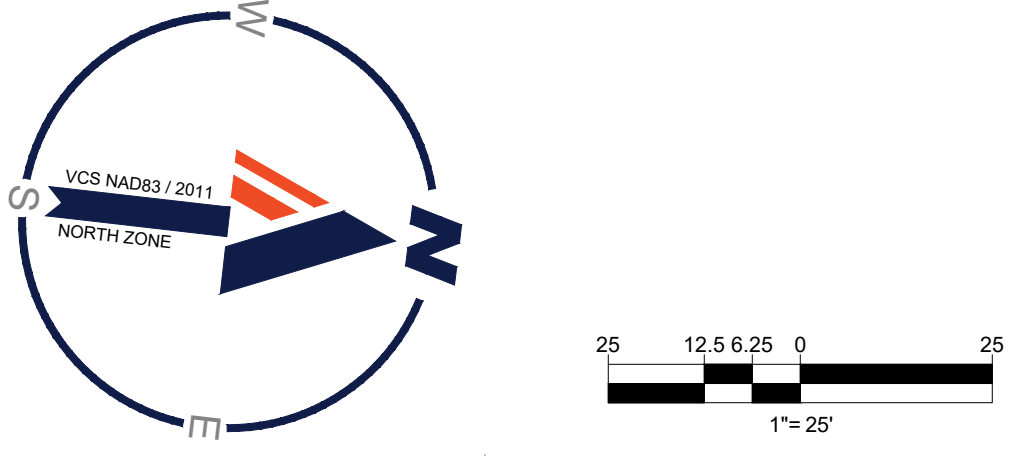
OWNER CONTACT
Thomas Argires

ISSUE

MARK	DATE	DESCRIPTION
2025.05.02	SD SUBMISSION	
2025.06.26	CEP SUBMISSION	
2025.07.25	DD SUBMISSION	
2025.09.11	CEP SUBMISSION #2	
2025.10.15	PROGRESS SET	
2025.11.14	CEP SUBMISSION #3	
2025.11.21	PERMIT SET	
2026.01.09	GMP SET	
2026.01.15	CEP SUBMISSION #4	



CALCULATION SUMMARY							
DESCRIPTION	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
OVERALL SITE AREA	ILLUMINANCE	F.C.	1.34	6.50	0.00	N.A.	N.A.
N GARFIELD STREET	ILLUMINANCE	F.C.	2.51	4.50	0.80	3.14	5.63
INTERSECTION N GARFIELD STREET & WILSON BLVD	ILLUMINANCE	F.C.	2.36	3.70	1.10	2.15	3.36
N GARFIELD STREET CROSSWALK	ILLUMINANCE	F.C.	2.37	2.60	2.00	1.19	1.30
N GARFIELD STREET SIDEWALK	ILLUMINANCE	F.C.	1.66	4.40	0.90	1.84	4.89
N HIGHLAND STREET	ILLUMINANCE	F.C.	1.84	3.80	0.50	3.68	7.60
INTERSECTION N HIGHLAND STREET & WILSON BLVD	ILLUMINANCE	F.C.	3.52	5.20	2.50	1.41	2.08
N HIGHLAND STREET CROSSWALK	ILLUMINANCE	F.C.	2.64	3.70	2.40	1.10	1.54
N HIGHLAND STREET SIDEWALK	ILLUMINANCE	F.C.	1.53	4.50	0.40	3.83	11.25
WILSON BLVD	ILLUMINANCE	F.C.	1.94	4.60	0.70	2.77	6.57
WILSON BLVD E CROSSWALK	ILLUMINANCE	F.C.	3.98	4.40	3.80	1.05	1.16
WILSON BLVD SIDEWALK	ILLUMINANCE	F.C.	1.88	5.00	0.50	3.36	10.00
WILSON BLVD W CROSSWALK	ILLUMINANCE	F.C.	3.88	5.60	2.60	1.49	2.15



KEYPLAN

DRAWING TITLE
TEMPORARY LIGHTING PLAN

DATE
2026.01.15

SCALE

C-400

6/20/2025 11:31:31 AM C:\Users\hchochman\Documents\la_C4007_Central_24_hochman.rvt