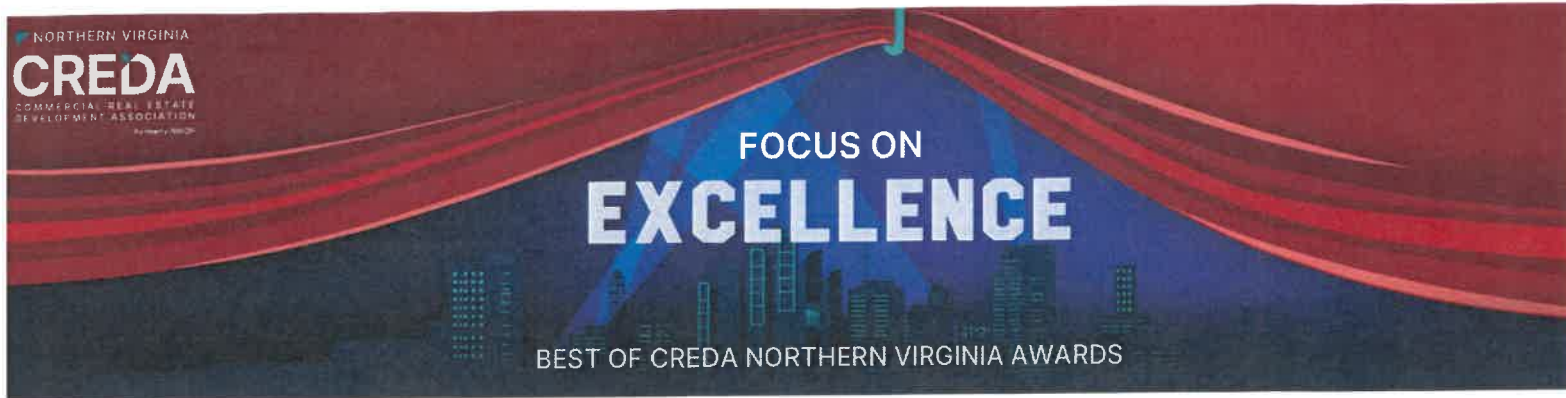




2026 Sample Entry— The Wendy

Submitted by: Cooper Carry

The narrative does a good job of identifying the relevant photos as it highlights important aspects of the project. It also provides information on the unit mix and photos of a couple of different size units.

Sample entry has hard costs redacted. Cost is a key factor for the judges; please make sure this information is included in your submission.

MULTI-FAMILY RESIDENTIAL_THE WENDY

The team was presented with a unique and challenging triangular site of about one half of an acre in the heart of Arlington's Courthouse neighborhood where Clarendon Boulevard and Wilson Boulevard meet. The site is just one block from the Clarendon Courthouse Metro stop (Image Two). The angle of the point of the site is 10% tighter than the angle of the Flatiron Building in New York. The site was underutilized as a former Wendy's drive thru. Several other site problems arose for such a small, challenging shaped site that ultimately informed the design of the building. The County required that the depth of the sidewalks around the building grow from its existing 5' to 16' deep, further reducing the buildable area on the site. There was also a requirement to have a public plaza on the site that would take away area that would be needed to achieve the density needed to make the site viable (Image One).

The design team went to work innovating on how they could achieve the client's density goals while giving the County the required 16' sidewalks. By cantilevered the brick body of the building out to the property line on floors 3 thru 16 (Image Four) we created a triangular shape footprint big enough to produce viable units. However, the County requirement for a plaza kept the site from producing the overall needed density on the site. Ultimately the team worked with Arlington County about the idea of the building mass reaching over the footprint of the public space, providing the necessary unit counts and density to allow the proforma to work and the project to move forward to becoming a reality. This successful civic plaza has a lit, chamfered wood ceiling between 25' and 28' (Image Six) above it and biophilic plantings below it. The plaza will also be used for outdoor seating by the future restaurant that opens onto the plaza. The overhanging building mass at the prow provides shade to the plaza in the summer and holds in warmth from the heaters in the cooler months, extending its usability over the year. The height of the plaza also mitigates the massing of the neighboring buildings on each side of the building. The retail buildings to the north are approximately the same height as the plaza ceiling and the users of the plaza experience a smaller scaled experience.

At the time, Ownership had a 434 unit building across the street that had just begun construction and there was a concern that the two buildings might cannibalize each other. To differentiate this new building opportunity, the idea of developing a larger than usual unit mix of two and three bedrooms for families was conceived as the design of the building began. This proved to be a vital strategy as the units hit the market. These units in particular leased very quickly, including the 13 premium priced "prow" units at the point of the triangular site. These 3 bedrooms and 3 ½ bathrooms units with floor to ceiling glass and fantastic views were completely leased within the first five weeks of their availability (Image Seven).

There are also Micro units of 330 sf that were introduced to the building. These units come with movable walls that open into a walk in closet and a bed raises and lowers from the ceiling. The units also come with a couch, a coffee table and a built in desk that is part of the movable wall (Images 10a & b).

The building design and massing took on the triangular shape of the site and internally it was called Chamfer. The prow of the form sat at the intersection of Wilson, Clarendon and Courthouse and was expressed with floor to ceiling chamfered glass that sloped back, looking to the sky, some planes remained vertical and other planes chamfered out looking down to the vibrant street scape below. Each of these distinct glass planes reflect light differently throughout the day making this a focal point of the building (Image Three a & b). The white Carrara clad columns supporting the glass prow were also angled and chamfered as they gave form to the plaza below (Image Five). As mentioned earlier, the plaza ceiling is also chamfered to reinforce this dynamic theme of the building (Image Six).

Overall, The Wendy became a 16-story multifamily tower featuring 231 residential units, two below grade parking levels with 75 spaces, 251 bike parking spaces and premium rooftop amenities, including a pool (Image 9), club room (Image 8), fitness center, and outdoor lounge with grilling areas. The building's positioning captures unmatched views from the National Cathedral to Arlington Cemetery, the Pentagon, and the National Mall (Image 9). At street level, 3,500 square feet of retail space and a public plaza with biophilic landscaping connect the building to the community.

At The Wendy Grand Opening, the Chair of the Arlington County Board proudly called the building "Arlington's Modern Flatiron" and some of the building's sustainable features were revealed. The contractor and design team leveraged a highly collaborative MEP design-build approach, to exceed ownership's original sustainability goals by achieving a LEEDv4 Platinum rating. Key sustainability features include abundant natural light, energy efficient lighting, and high-performance appliances throughout all units and shared spaces. The project's use of low-emitting interior finishes further

MULTI-FAMILY RESIDENTIAL_THE WENDY

promotes the health and wellness of residents, aligning with its commitment to environmental responsibility and occupant wellbeing. The building excels in stormwater management through an abundance of green roofs and bioretention planters.

The Wendy has achieved an impressive 27.5% reduction in energy costs. The project boasts water conservation features, including a rainwater capturing cistern, expansive outdoor green walls, vegetated green roofs, landscaped terraces, and stormwater bioretention facilities. These initiatives delivered tangible benefits to the community and contributing to carbon reduction efforts. The Wendy sets a new benchmark for sustainable urban development by blending innovation and environmental responsibility into its core ethos.

The building delivered ahead of schedule and under budget. A rapid lease up of 82% of the units occurred in the first 6 months of leasing activity, helping ownership exceed their financial goals.

PROJECT SIZE

The Wendy is a 16-story multifamily tower located in Arlington, VA featuring 231 residential units, two below grade parking levels, and premium rooftop amenities, including a pool, club room, fitness center, and outdoor lounge with grilling areas. At street level, 3,500 square feet of retail space and a public plaza with biophilic landscaping connect the building to the community.

Average SF/Unit – 921 SF

Unit Mix – 15% Microunits, 35% One Bedrooms, 4% One Bedroom+ Den, 7% Two Bedrooms, 18% Two Bedroom + Den, 15% Three Bedroom, 6% Three Bedroom + Den

Total SF SIZE – 330,329 SF

HARD CONSTRUCTION COST

\$0.00.

KEY DEVELOPMENT POINTS

- Full block Mixed-Use TOD development that added a more appropriate density to the site.
- Creative planning solution to triangular site.
- Notable Architecture.
- Successful solution to public/private plaza.
- 82% leased in the first six months.
- Market differentiating family sized units and microunits.
- Achieved LEED V4 BD+C: MULTIFAMILY MIDRISE, PLATINUM.



1 Site plan

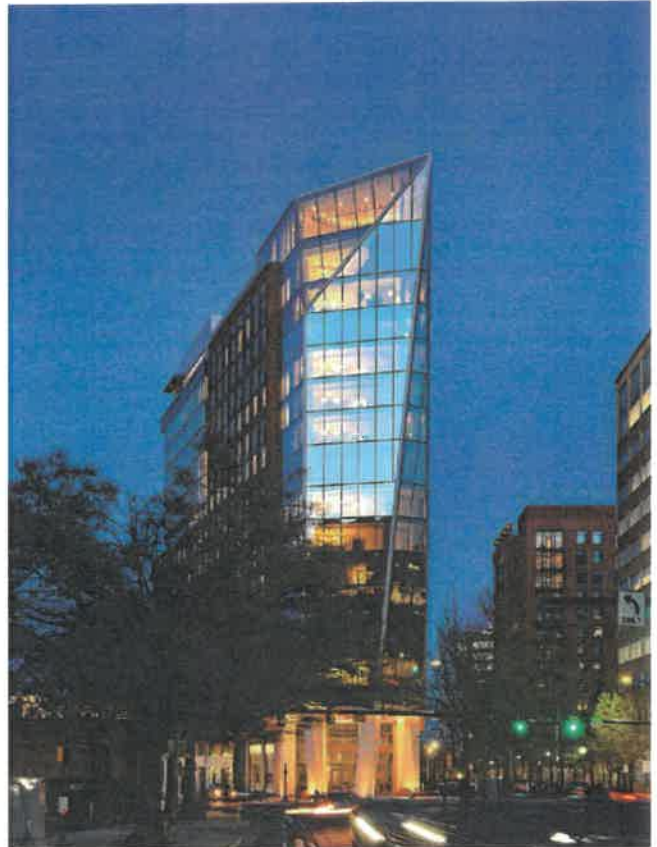


2 Building Prow from the Metro Station

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3a Dynamic Chamfered Glazing



3b Dynamic Chamfered Glazing



4 Public Plaza & Cantilevered Brick Mass over the Sidewalk



5 Chamfered Carrara Columns



6 Chamfered Plaza Ceiling

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7 Prow Unit



8 Club Room



9 View of The National Mall



10a Micro unit with movable wall and bed in ceiling



10b Micro unit with movable wall and bed in ceiling