

FORTIS

2025 FAIRFAX DRIVE

ARLINGTON, VIRGINIA

SPRC #2

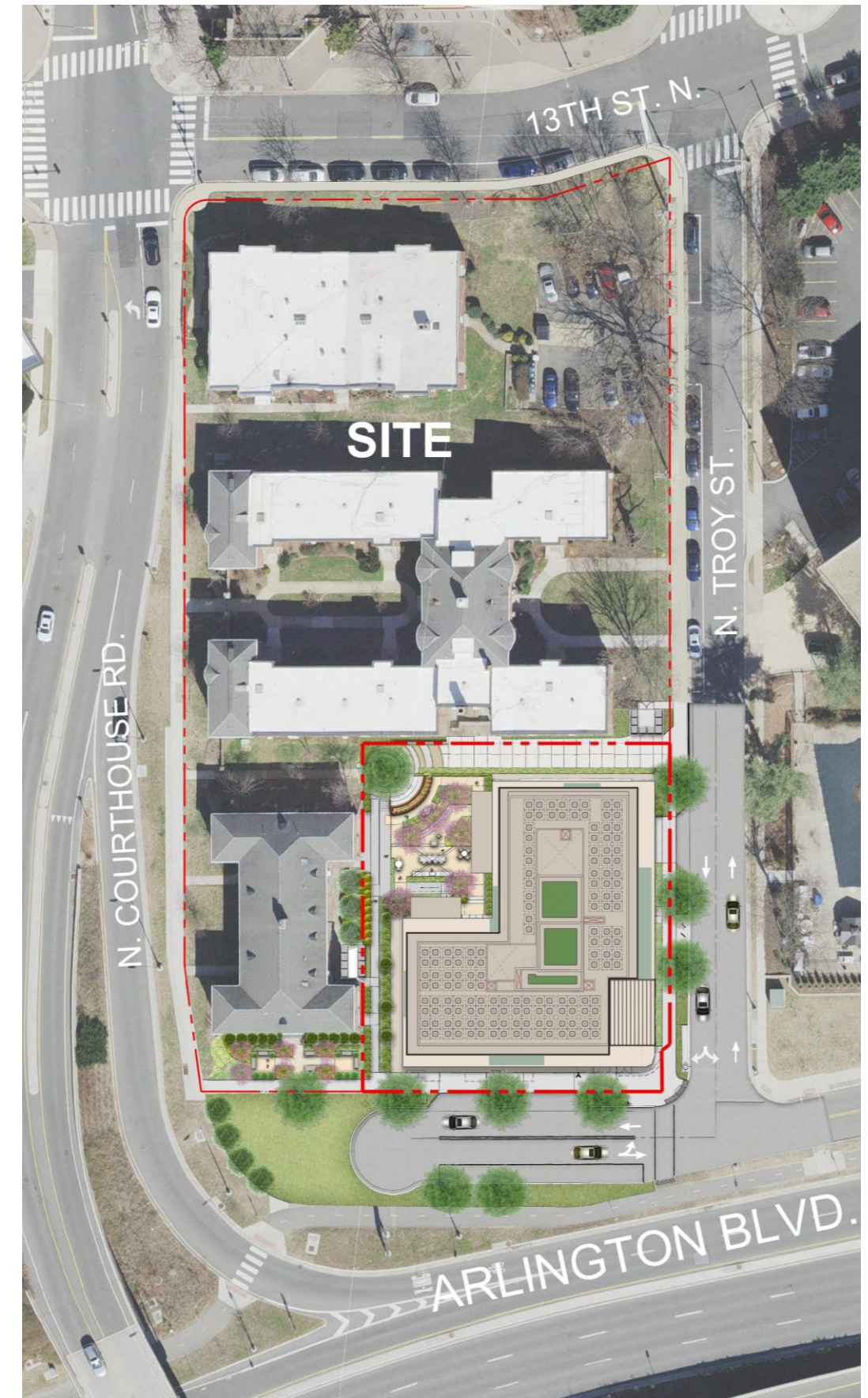
MAY 15, 2023



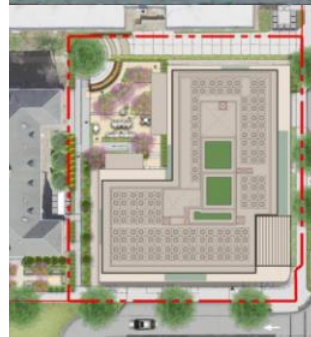
- 1 | KEY CHANGES**
- 2 | TRANSPORTATION**
- 3 | GREEN BUILDING & SUSTAINABILITY**
- 4 | CONSTRUCTION TIMING**
- 5 | COMMUNITY BENEFITS**

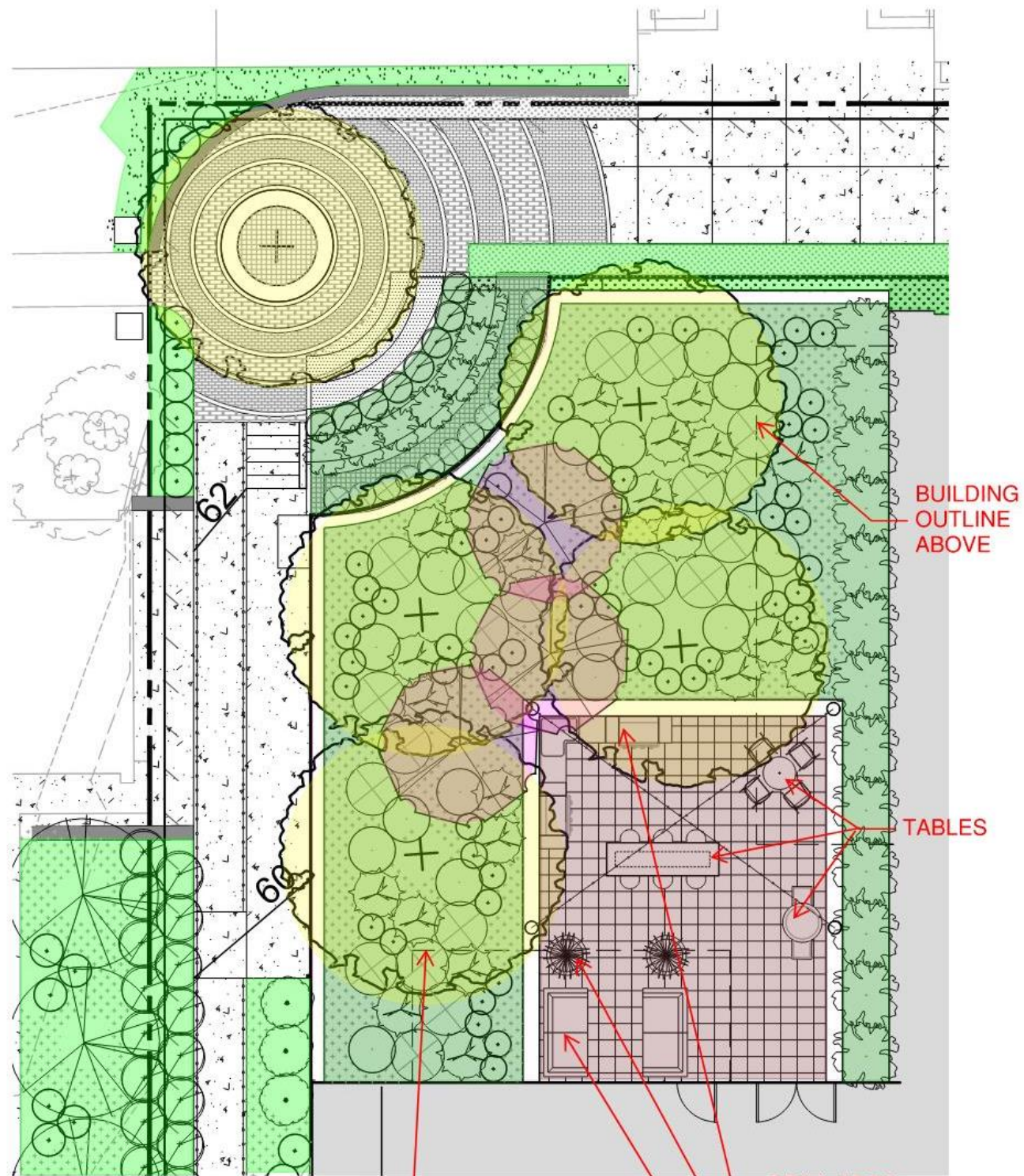
KEY CHANGES & UPDATES

- Lobby entrance and streetscape
- View of west passage
- Elevated courtyard
- Architectural form









PROPOSED COURTYARD

BUILDING
OUTLINE
ABOVE

GRILL AREA

PLANTER POTS

SOFT SEATING

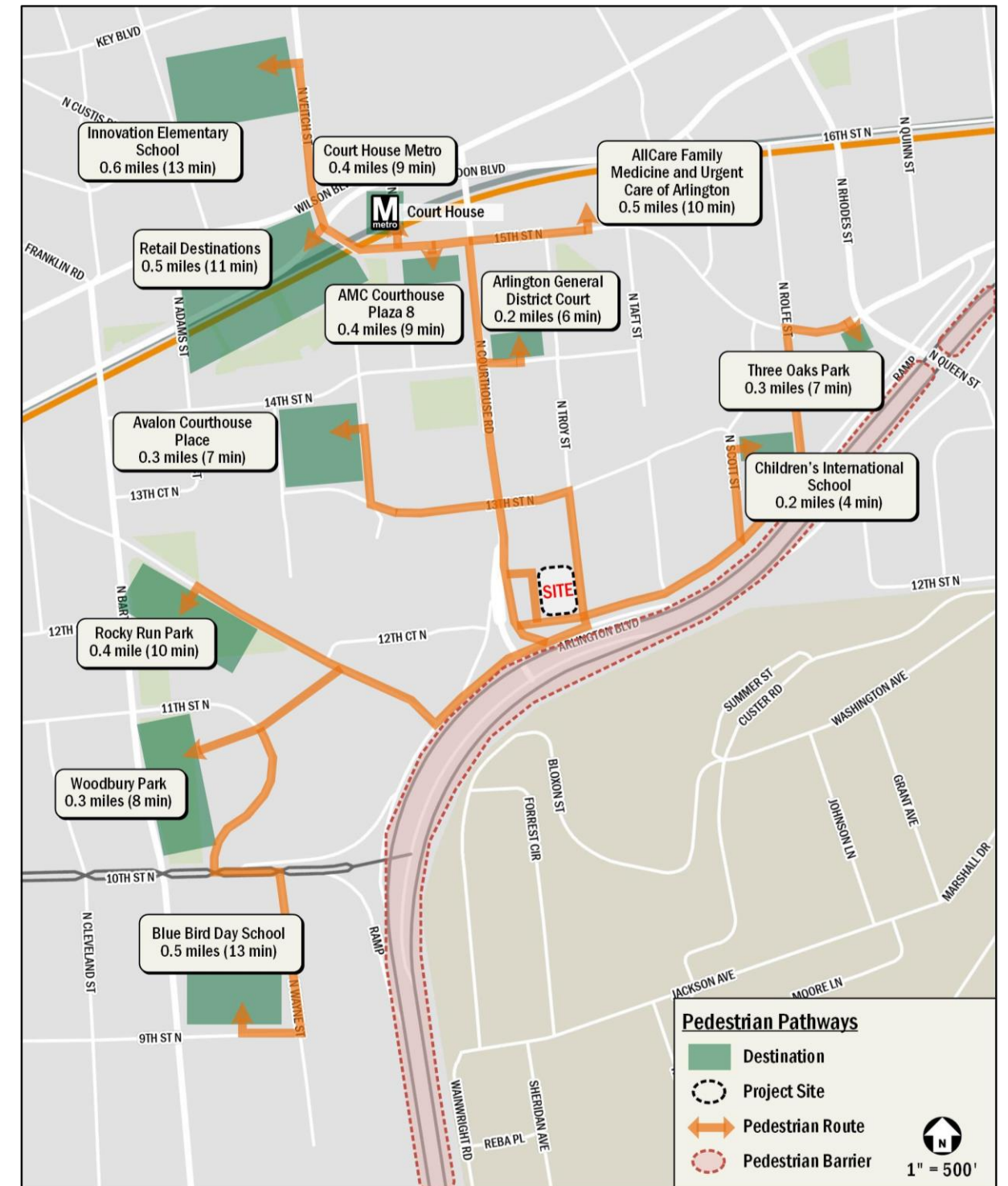


AS PRESENTED AT SPRC 1



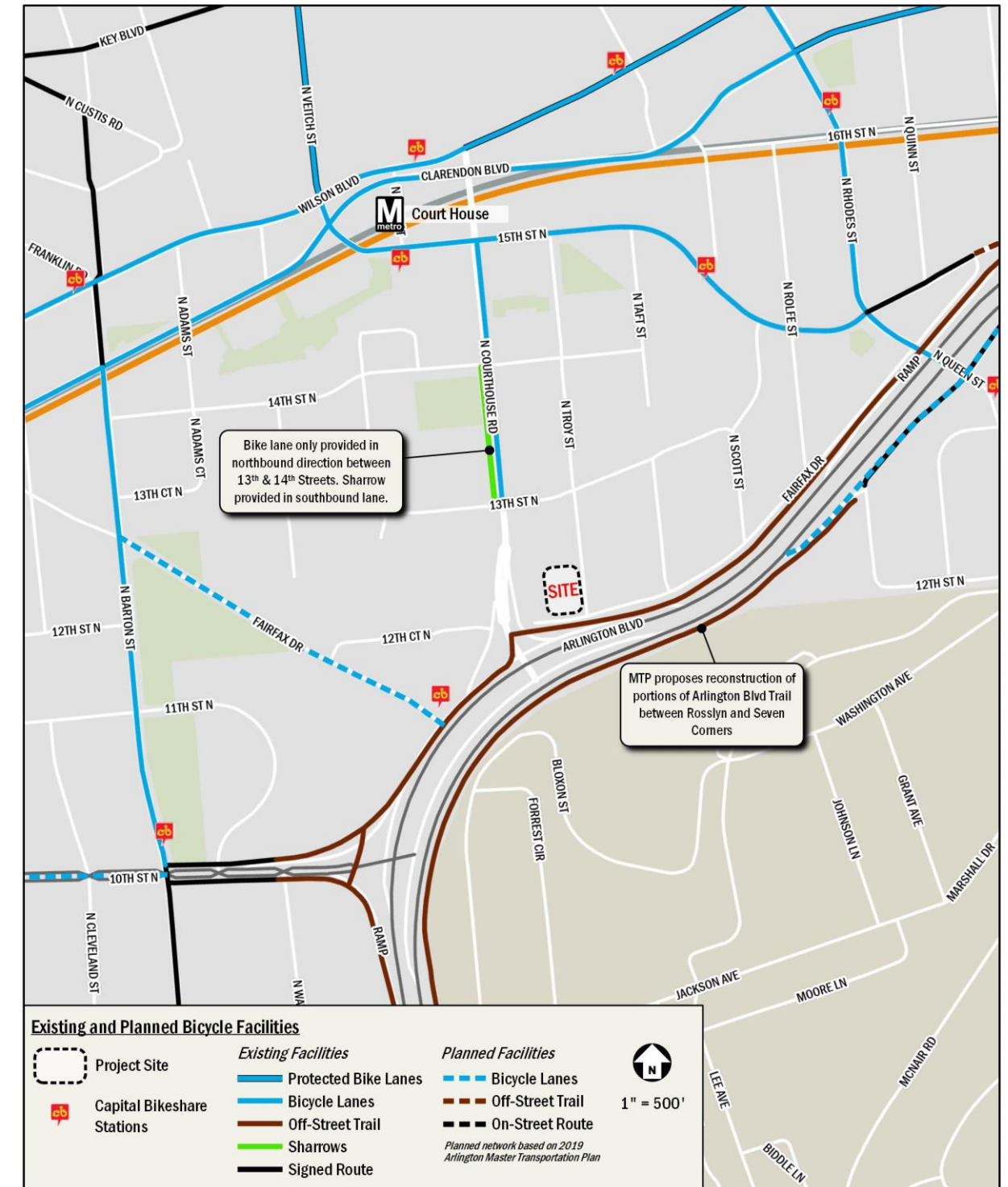
Pedestrian Facilities

- Well-connected pedestrian network
 - Located 0.3 miles from the Court House Metro Station
 - Court House Metro Station is served by ten (10) bus routes
 - Most sidewalks near the site meet sidewalk width and accessibility standards
- Enhanced pedestrian experience by improving sidewalks and streetscape on the perimeter of the site
- Very Walkable – Walkscore of 87
 - Most errands can be completed by walking
 - Multiple nearby, walkable amenities



Bicycle Facilities

- Bike lanes along:
 - N Courthouse Road
 - 15th Street North
 - N Barton Street
 - Clarendon Boulevard
 - Wilson Boulevard
- Site is adjacent to the off-street, multi-use Arlington Boulevard Trail
- Three (3) Capital Bikeshare locations with ¼ mile
- Planned nearby improvements:
 - Bike lanes on N Fairfax Drive between N Barton Street and 12th Court N
 - Bike lanes on Arlington Boulevard Frontage Road between N Rolfe Street and N Meade Street
 - Bike lanes on 10th Street west of N Barton Street
 - Reconstruction of the Arlington Boulevard Trail between Rosslyn and Seven Corners area to enhance user safety and usability.



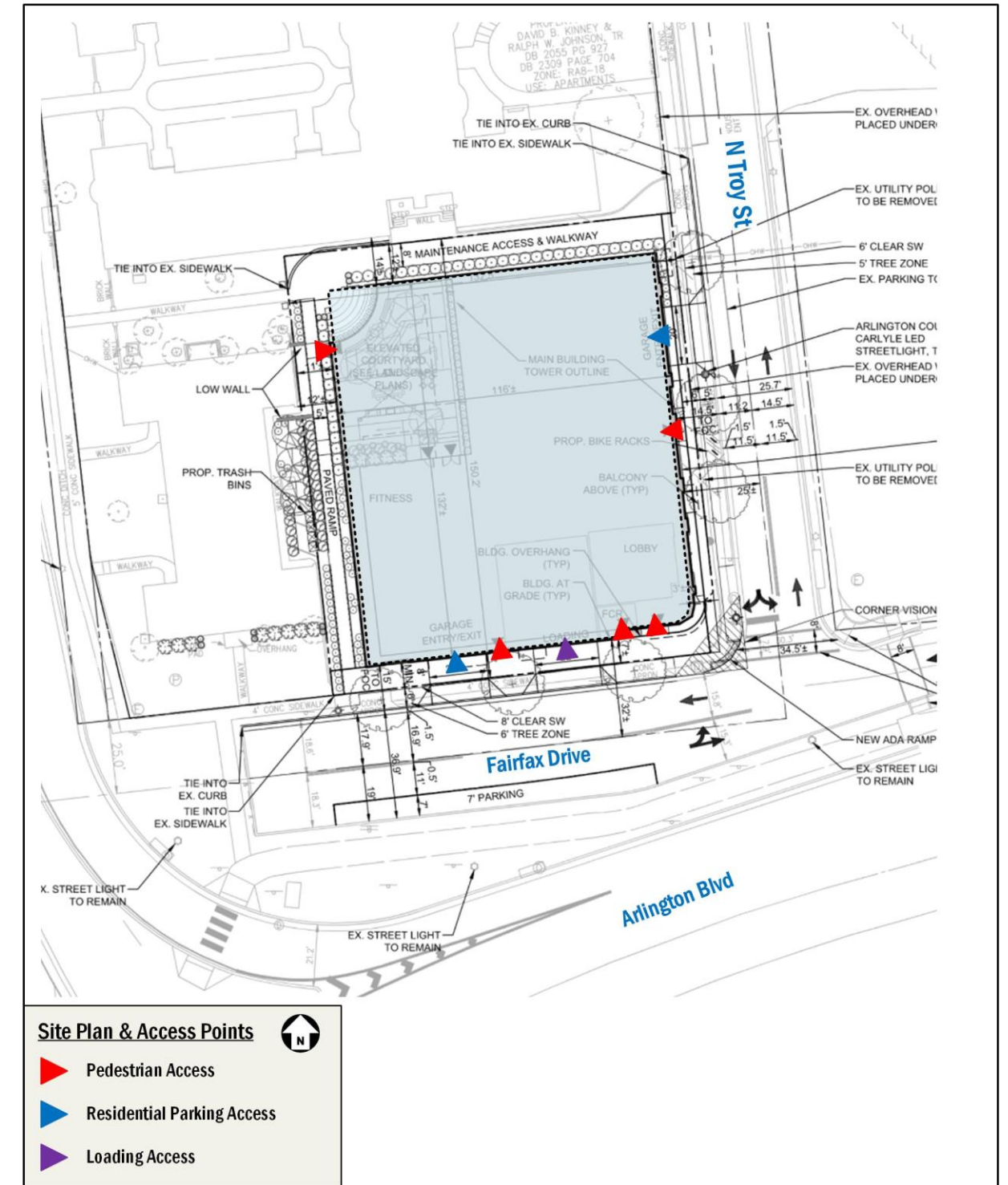
Transit Facilities

- Two (2) bus stops within ¼ mile radius
- Served by three (3) bus routes including:
 - ART (41, 62, 77)
- Court House Metro Station (0.3 miles walking distance)
 - Orange Line
 - Silver Line
- Seven (7) additional bus routes make stops at the Court House Metro Station including:
 - ART (43, 45, 61A/B)
 - Metrobus (4B, 38B)
 - OmniRide (D-200, 622)



Site Access and Parking

- 166 unit residential building
- Site Access
 - Pedestrian access off Fairfax Drive, N Troy Street, and on the west side of the building
 - Vehicular access off N Troy Street (for existing Wakefield Annex residents) and Fairfax Drive (for new 2025 Fairfax Drive residents)
 - Loading access from Fairfax Drive
 - Garage bike room access via the entrance on Fairfax Drive
- Parking
 - 68 long-term bicycle parking proposed in garage bike room
 - 4 short-term bicycle parking proposed on the perimeter of the site
 - 120 vehicle parking spaces proposed in the building garage
 - 30 spaces on the mezzanine level accessible only from N Troy Street and reserved for existing Wakefield Annex residents
 - 90 spaces (0.54 spaces per unit) on the Ground Floor, G2, and G3 levels accessible only from Fairfax Drive and for new residents of the 2025 Fairfax Drive site



Multimodal Transportation Assessment & Transportation Management Plan

- Multimodal Transportation Assessment:
 - Evaluated existing and proposed non-auto transportation facilities in the vicinity of the site
 - A study included in the original 2011 site plan application assumed more intense development than what is currently proposed and concluded there would not be detrimental impacts to vehicular operations
 - Project impacts to other modes will be mitigated through the implementation of enhanced site design elements and implementation of a Transportation Management Plan
- Transportation Management Plan Framework:
 - Participation and Funding
 - Facilities and Improvement
 - Promotions, Services and Policies
 - Performance and Monitoring

SUSTAINABILITY – GREEN BUILDING INCENTIVE POLICY

- **LEED V4 NEW CONSTRUCTION - GOLD**
- **20% ENERGY SAVINGS**
- **DEMONSTRATE ENERGY MODEL EUI MET WITH AT LEAST 70% OCCUPANCY (12 MONTH AVERAGE)**
- **ENERGY BENCHMARKING**
- **MEETING ALL BASELINE PREREQUISITES**
 - EV PARKING 4% CHARGING STATIONS + 15% EV-READY
 - BIRD FRIENDLY MATERIALS 8-36 FEET
 - BIOPHILIA
 - ENERGY STAR/WATER SENSE APPLIANCES & FIXTURES
- **BONUS FAR 0.35 - 3 EXTRA ITEMS**
 - ENVELOPE COMMISSIONING AND AIR LEAKAGE TESTING
 - BUILDING LIFE CYCLE IMPACT REDUCTION
 - PROCURE OFF-SITE SOLAR/RENEWABLE ENERGY FOR 3 POINTS UNDER TIER 2 OF LEED V4.1



CONSTRUCTION TIMING

- Commence construction in mid-2024

- Construction duration expected to be 24-30 months.
Completion anticipated in late 2026

- To be completed prior to any construction:
 - Traffic plan
 - Construction Hauling Route Plan
 - Off-Street Parking Secured for Construction Workers
 - Temporary Construction Lighting Measures
 - Construction Hour Limitations
 - Coordination for Mail/Package Delivery to existing residents
 - Construction Easement Agreement with existing landlord

- Quarterly outreach meetings with community

COMMUNITY BENEFITS

- Implementation of Fort Myer Heights North Plan goals
- Streetscape/sidewalk and lighting upgrades around the site
- Utility fund, TDM plan, commuter services, and public art contributions
- Minimum 30 secure/covered parking spaces for existing residents
- Affordable Housing:
 - AHIF contribution +
 - Onsite affordable units per FMHN Plan +
 - Onsite affordable units and/or cash contribution in exchange for bonus density
- Interior block/courtyard landscaping
- Upgrades to transformer vault landscaping over prior approval
- Revised Fairfax Drive terminus and landscaped area over prior approval
- Additional plantings around historic buildings

Thank you

