

Site Plan Review Committee (SPRC)

May 15, 2023

2025 Fairfax Drive (Wakefield Manor)

(SPLN22-00001)

Major Site Plan Amendment

2025 Fairfax Drive (RPC #17-017-002, -005, -006)



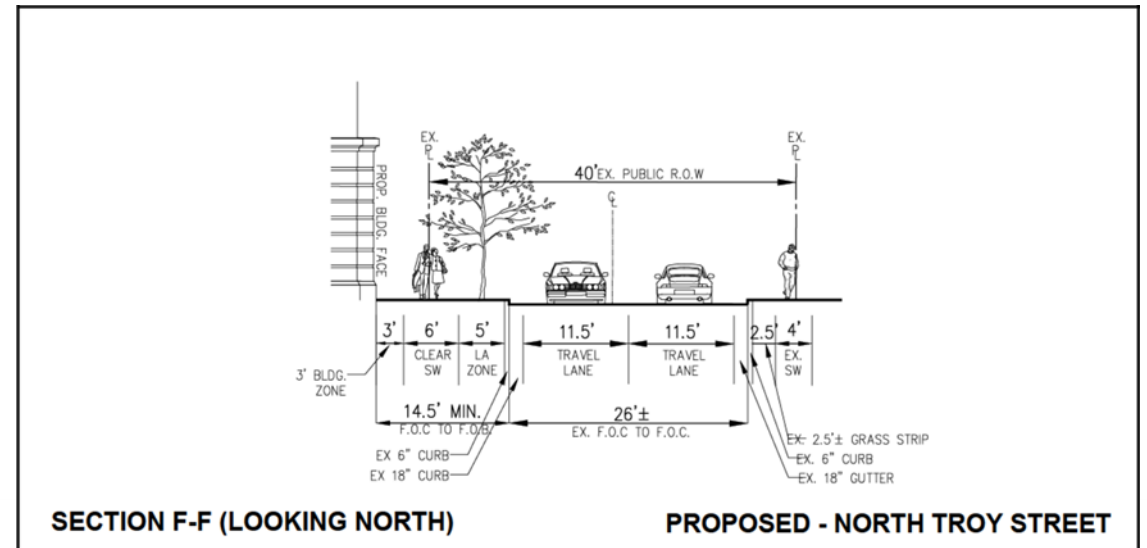
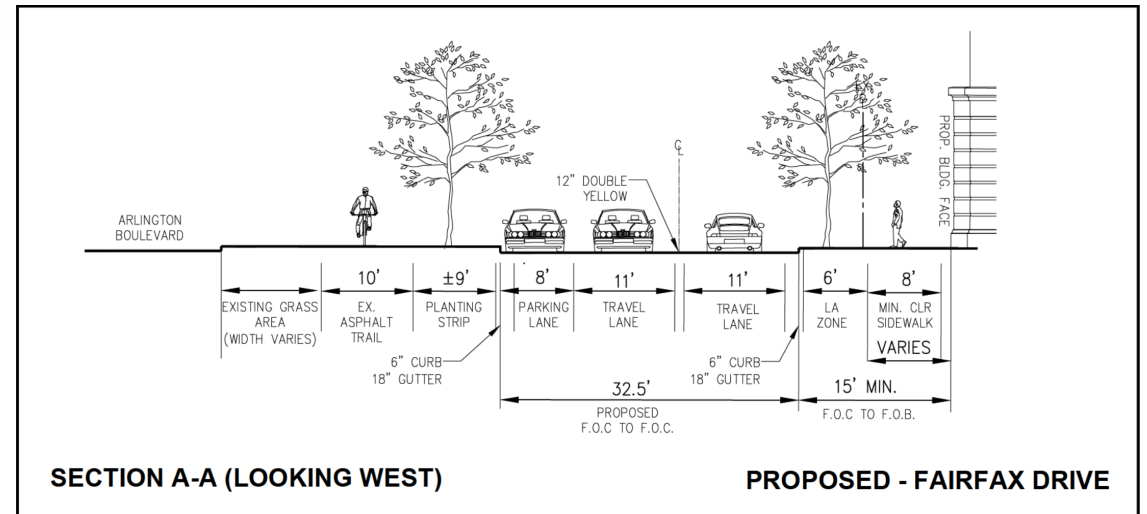
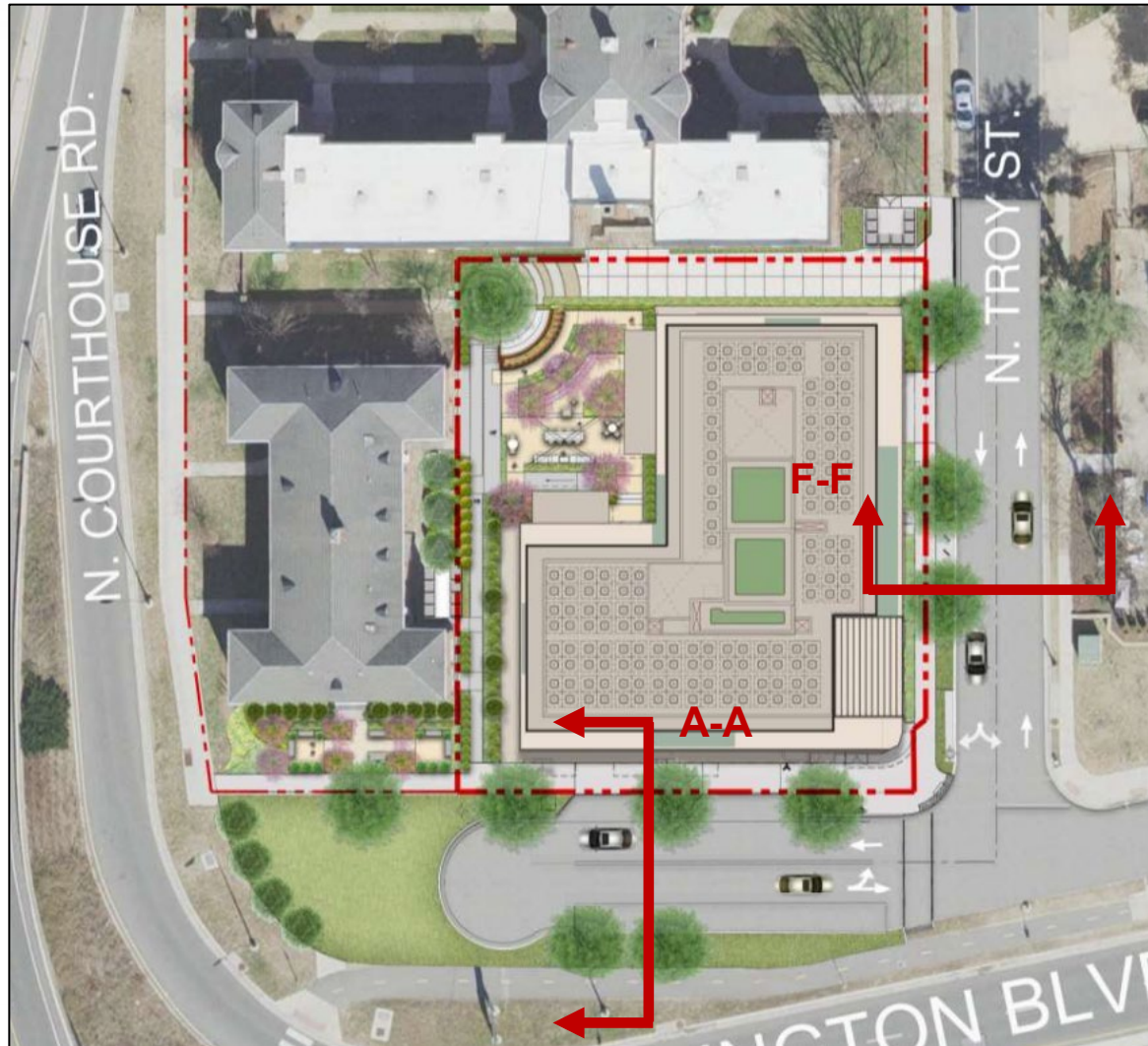
Agenda

- SPRC Discussion Topics:
 - Transportation
 - Green Building & Sustainability
 - Community Benefits
- Process & Next Steps

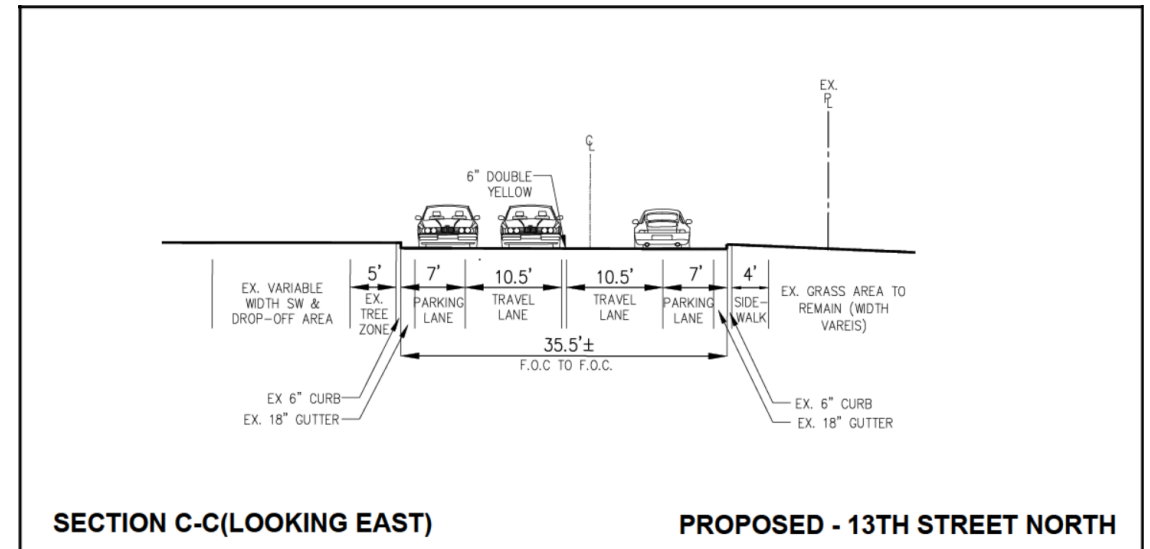


Rendering View from Fairfax Drive and Troy Street

Transportation: Streetscape

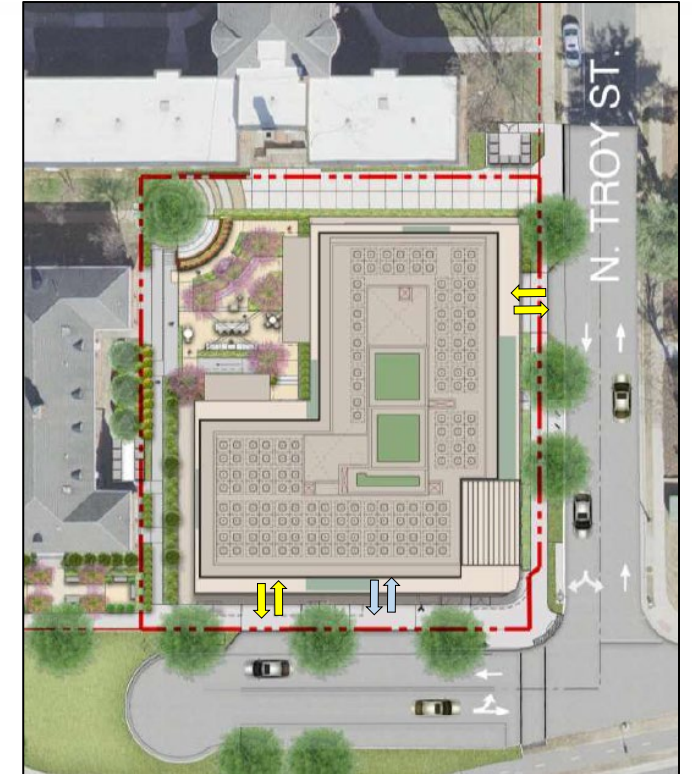


Transportation: Streetscape



Transportation: Parking

	Approved Site Plan (2020 Amendment)	Proposed Amendment
Total Residential Units	188 units	250 units
<i>New Units</i>	104 units	166 units
<i>Existing Units</i>	84 units	84 units
Residential Parking Spaces	113 spaces	120 spaces
<i>New Residents</i>	N/A	90 spaces
<i>Existing Residents</i>	N/A	30 spaces
Residential Parking Ratio	0.60 spaces/unit	0.48 spaces/unit



Green Building & Sustainability

Green Building Incentive Program (0.35 FAR)

- ✓ LEED Gold certification
- ✓ Energy Optimization Performance Improvement
- ✓ ENERGY STAR Score 80 or higher

- ✓ Baseline Prerequisites, including:
 - ENERGY STAR appliances and WaterSense fixtures
 - EV charging (4%) and infrastructure (15%)
 - Bird-friendly façade materials (between 8-36 ft)

- ✓ Extra List Options:
 - Envelope commissioning and air leakage test
 - Renewable energy procurement
 - Whole building life cycle impact reduction

Community Benefits

**Preliminary considerations to achieve additional density (0.65 FAR)*

Affordable Housing

- Base affordable housing contribution
- FMHN Plan affordable housing requirement
- Additional affordable housing contribution*

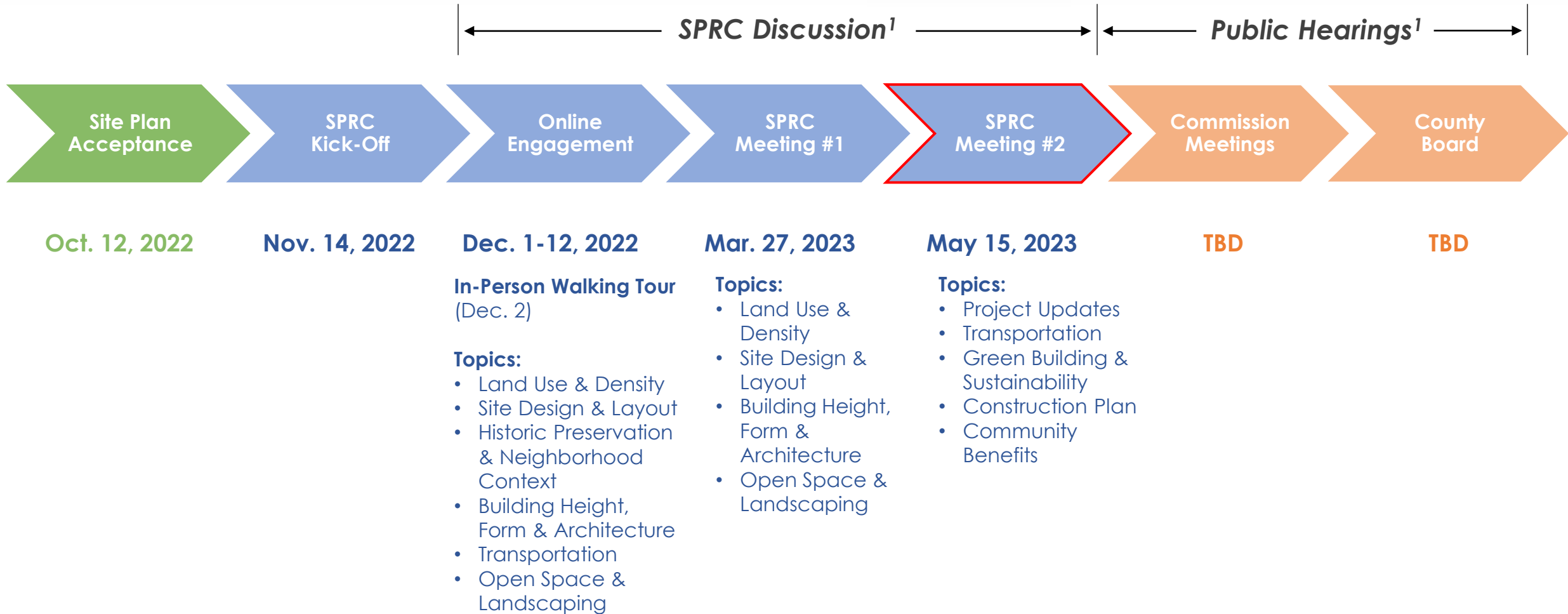
Transportation

- Streetscape/sidewalk improvements on Fairfax Drive, 13th Street and Troy Street
- Revised Fairfax Drive cul-de-sac

Sustainability

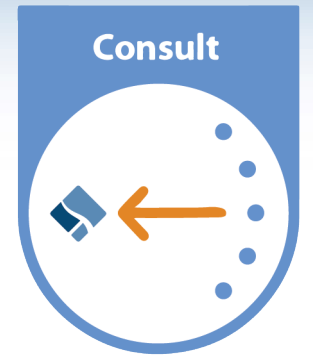
- LEED Gold and Green Building Incentive Program criteria*

Process



1. Anticipated schedule is subject to change based on nature of public feedback and guidance from Planning Commission

Community Engagement



Online Feedback Form

- *December 1 to 12, 2022*



Community Outreach

- *Wakefield Manor Apts, Courthouse Manor Apts, Woodbury Heights Condos, Taft Towers Condos, Bell at Courthouse Apts*
- *Radnor/Ft. Myer Heights & Clarendon-Courthouse civic associations*



Promotion

- *Emails & phone calls to points of contact for apts, condos, & civic associations; e-newsletters; social media; Engage webpage; flyer*



Special Considerations

- *Online feedback form offered in English (94 participants) & Spanish (1 participant)*
- *Flyer distribution to all units of Wakefield & Courthouse Manor Apts*

Thank You