

**FORTIS**

# 2025 FAIRFAX DRIVE

**ARLINGTON, VIRGINIA**

**SPRC #1**

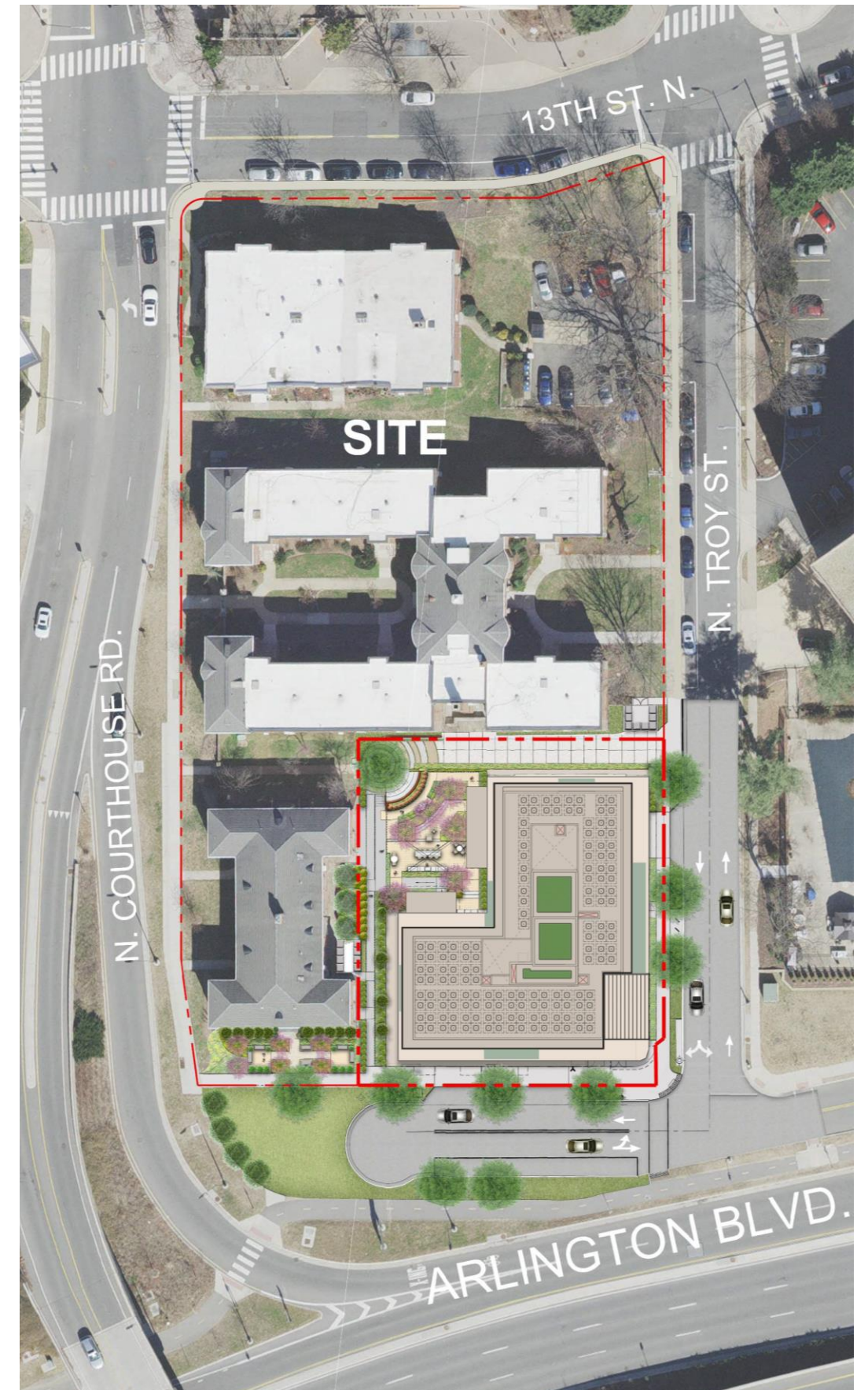
**MARCH 27, 2023**



- 1 | INTRODUCTION
- 2 | LAND USE & DENSITY
- 3 | SITE DESIGN & LAYOUT
- 4 | BUILDING HEIGHT
- 5 | FORM & ARCHITECTURE
- 6 | OPEN SPACE & LANDSCAPING

**CURRENT PROPOSAL**

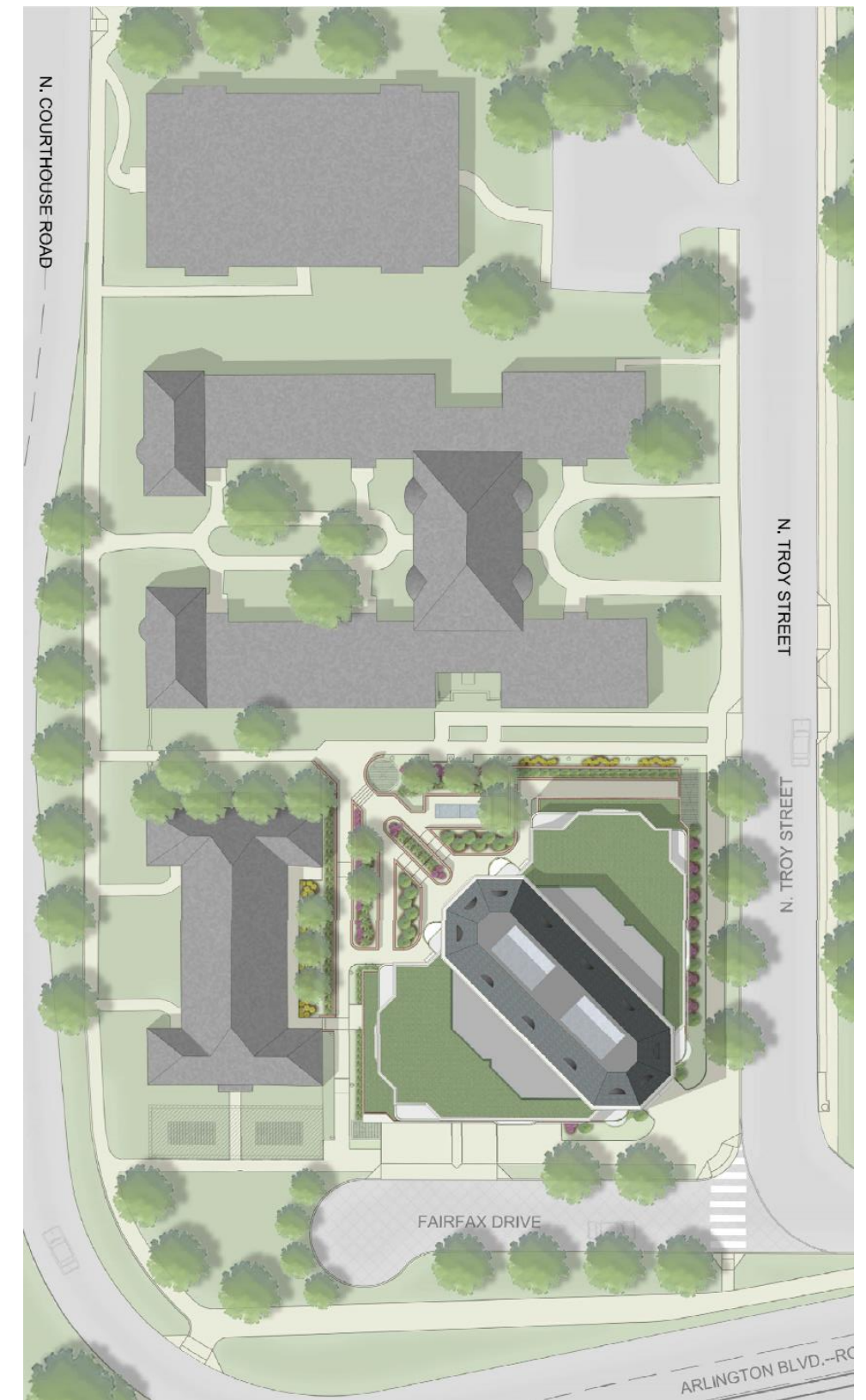
- Major Amendment to Site Plan #417
- Current proposal responds to site challenges
- 12-story multifamily building
- 166 units with approx. 142,126 square feet of Gross Floor Area





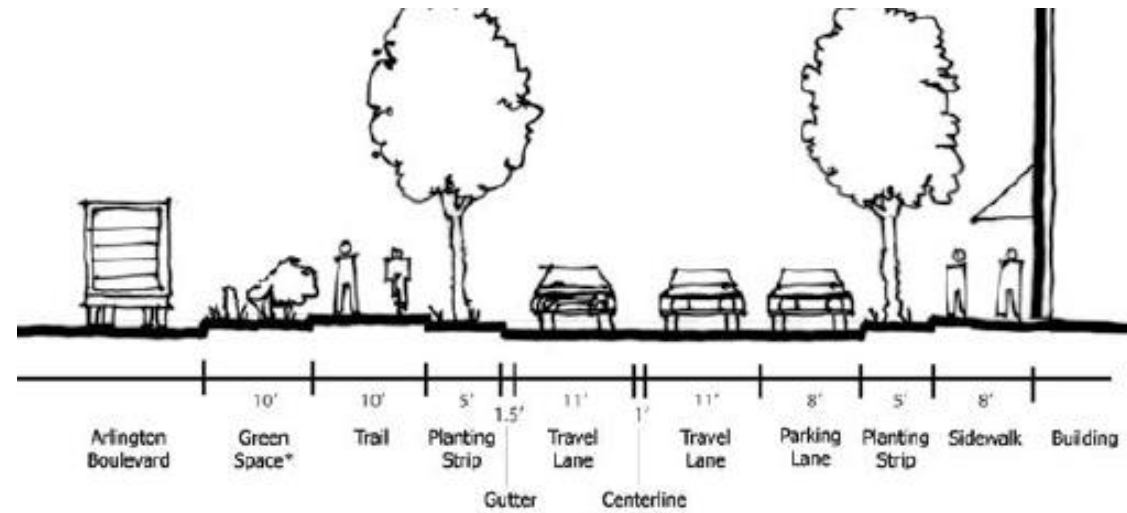
**ZONING & SITE PLAN**

- **Existing Zoning:** RA8-18 Multiple-Family Dwelling Zoning District
- **Site Plan #417 (“Wakefield Manor”):**
  - Approved October 15, 2011
  - Allows 12-story residential building with 104 units
  - Historic preservation of Wakefield Manor & Courthouse Manor buildings



**FORT MYER HEIGHTS NORTH AREA PLAN**

- Recommends redevelopment of site subject to historic preservation of existing garden apartments
- 3.24 Floor Area Ratio
- Residential use
- Up to 12 stories or 125 feet in height
- Design guidelines
- Along Fairfax Drive Building facades should meet the sidewalk.



southeast axonometric



**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





COURTHOUSE MANOR

CLARION COLLECTION HOTEL

WAKEFIELD ANNEX

WAKEFIELD MANOR

13TH ST NORTH

N. COURTHOUSE RD

N. TROY ST

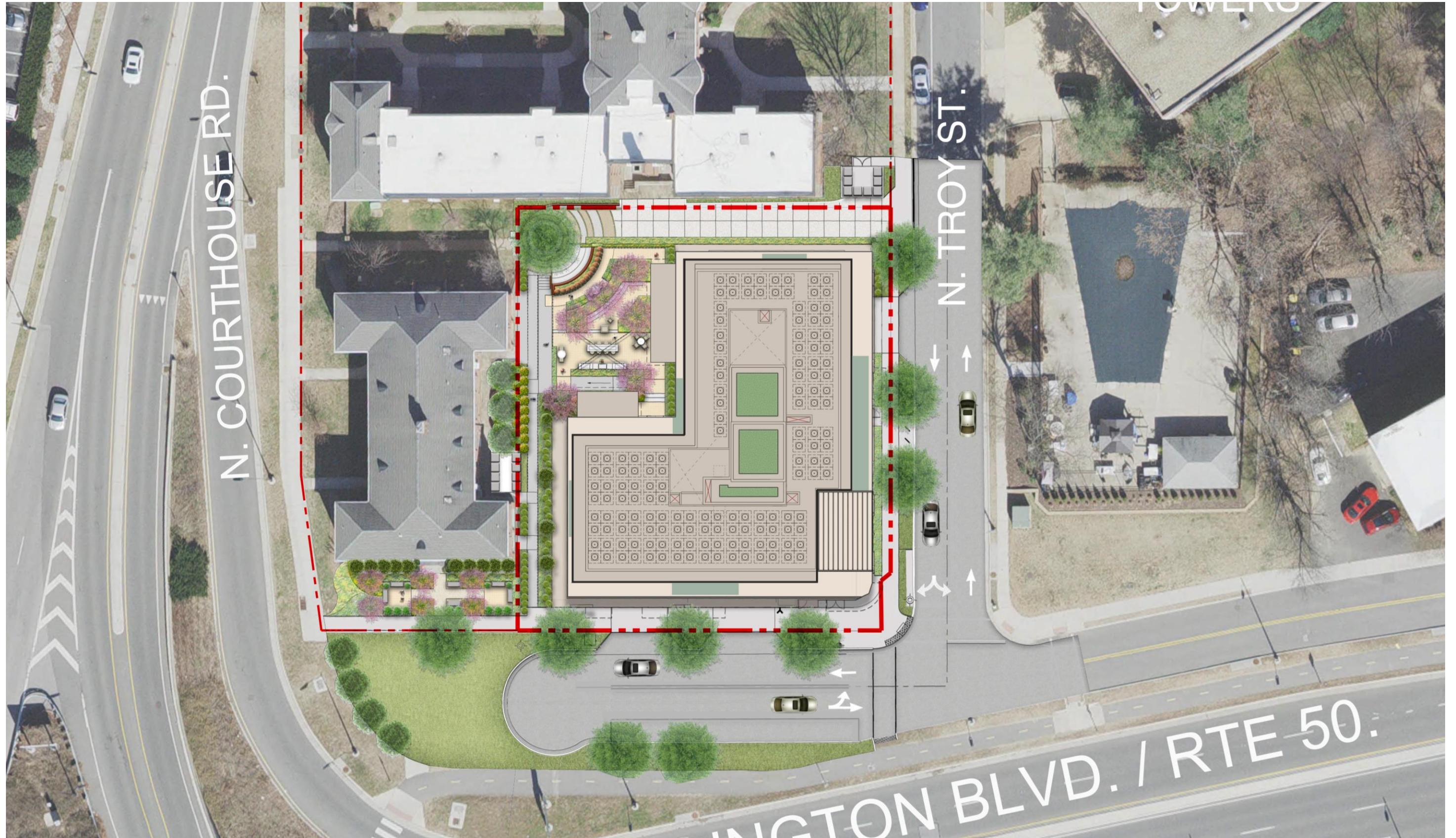
SITE

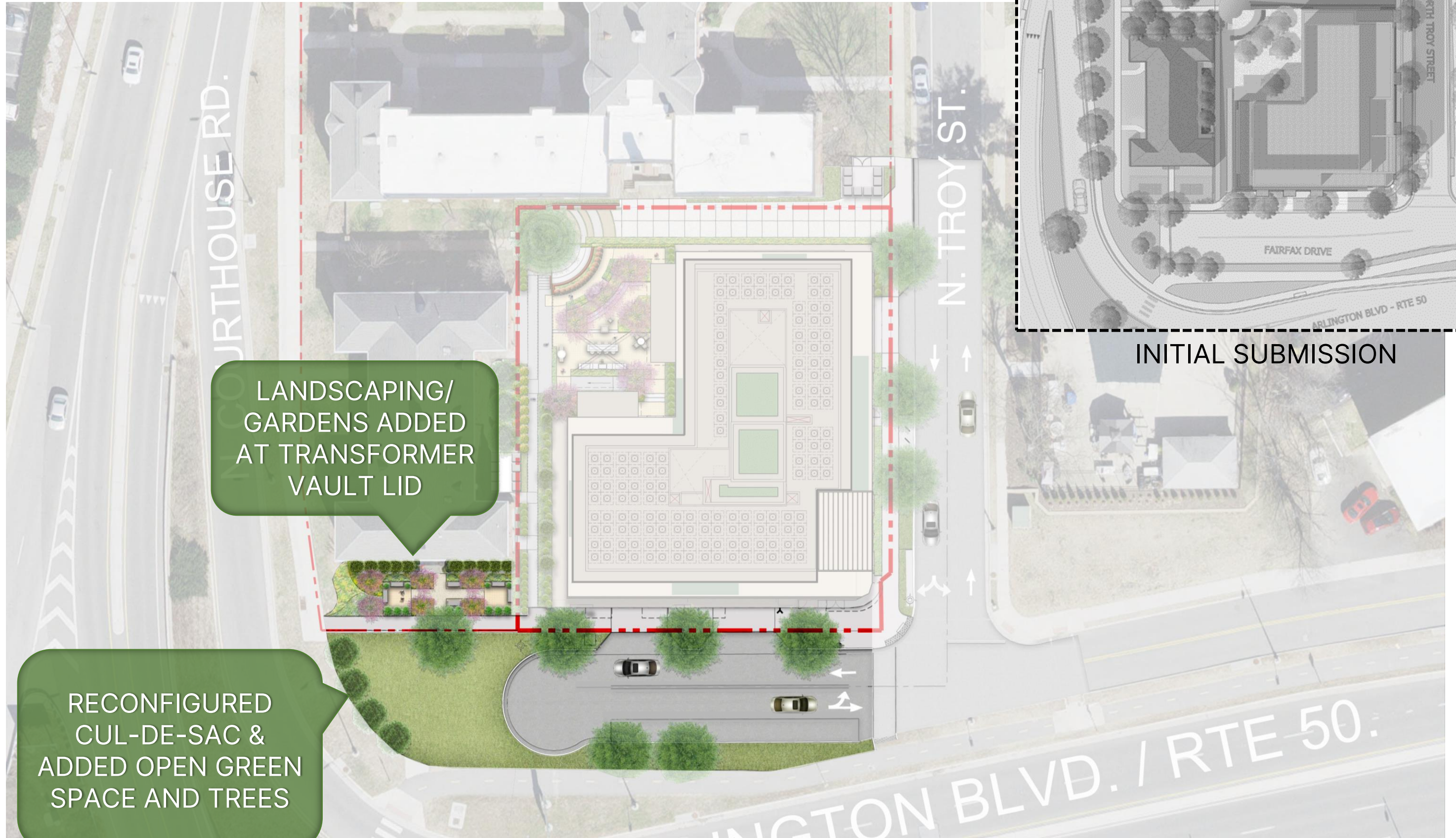
FAIRFAX DRIVE

TAFT HOUSE CONDOMINIUMS

POOL & DECK

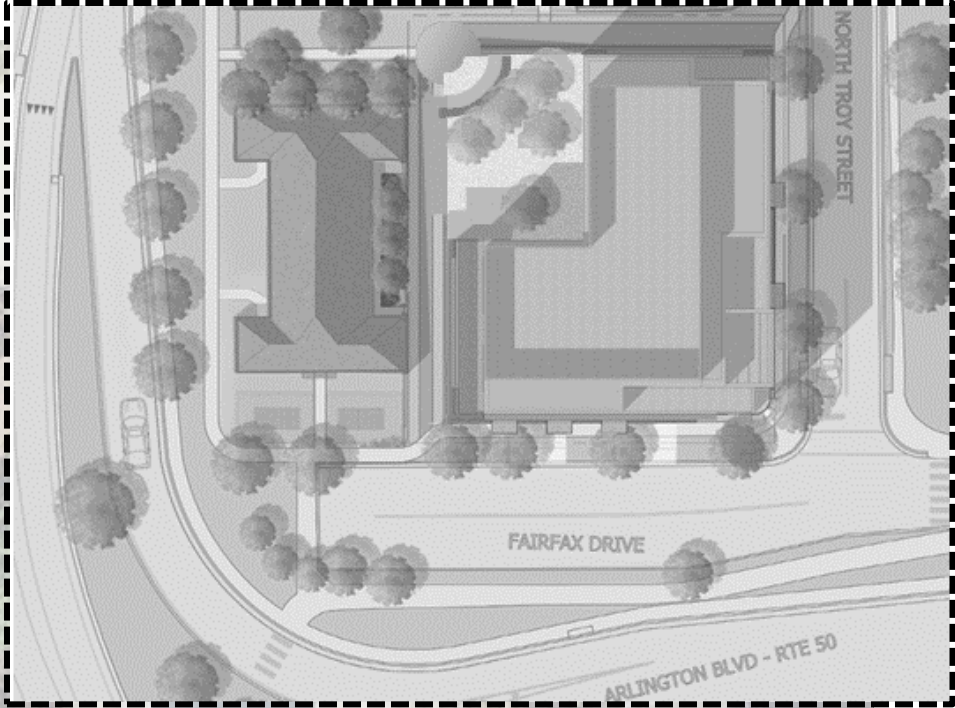






LANDSCAPING/  
GARDENS ADDED  
AT TRANSFORMER  
VAULT LID

RECONFIGURED  
CUL-DE-SAC &  
ADDED OPEN GREEN  
SPACE AND TREES



INITIAL SUBMISSION





▲ WARDMAN PARK, WASHINGTON, DC



HISTORICAL REFERENCES:

- MASSING
- CURVED BALCONIES
- CORNER WINDOWS
- MASONRY ARTICULATION
- UPPER FLOOR CONTRAST



Wakefield Manor ▲



▲ Wakefield Annex



Wakefield Annex ▲



▲ Courthouse Manor



▲ View from 13<sup>th</sup> St. N and Courthouse Road



◀ View from Courthouse Road

2025 FAIRFAX









← Entry with overhang at Fairfax and Troy

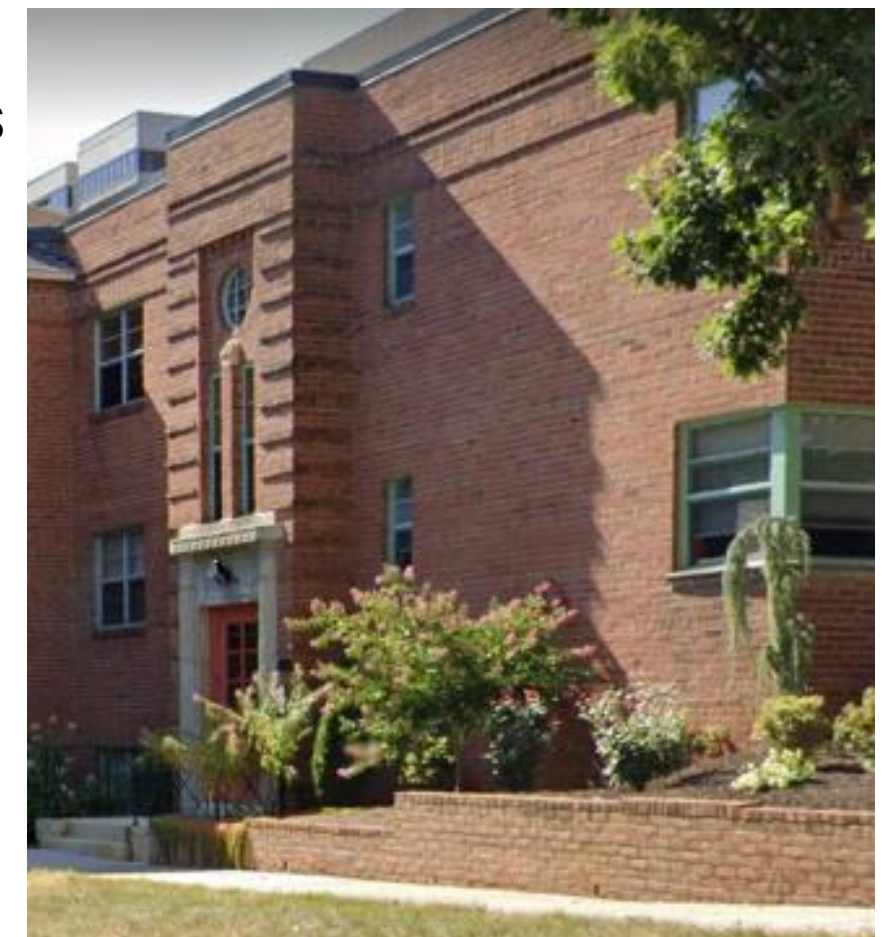


BRICK  
DETAILS @  
PANELS  
AND QUOINS

CORNICE  
AND BANDING  
DETAILING:  
ROWLOCKS  
AND SOLDIERS

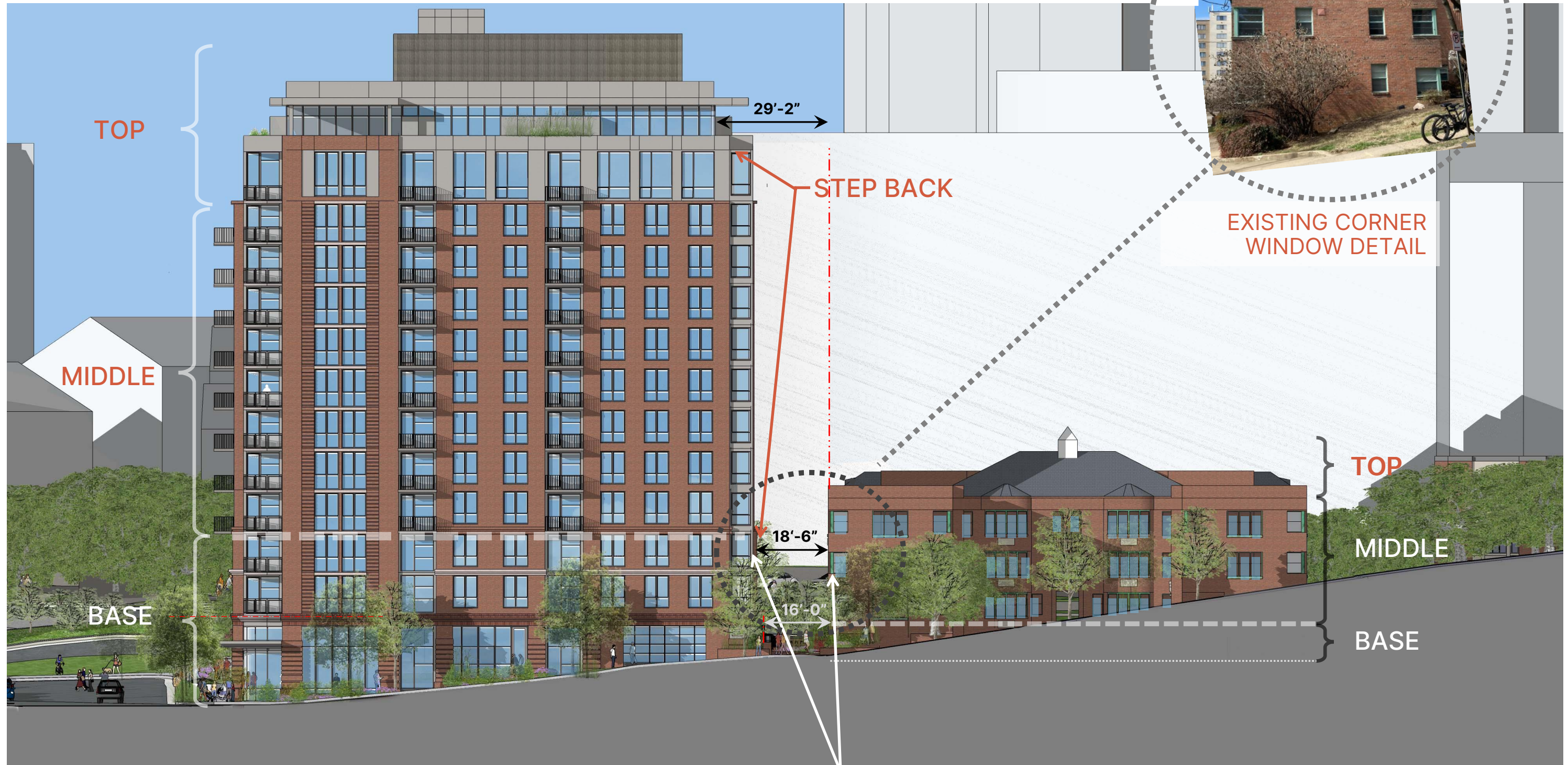
HORIZONTAL  
MASONRY  
ACCENT  
BANDS

WATER TABLE



**PROPOSED**

**EXISTING**



WINDOWS ACCENTUATE CORNERS (reference above)

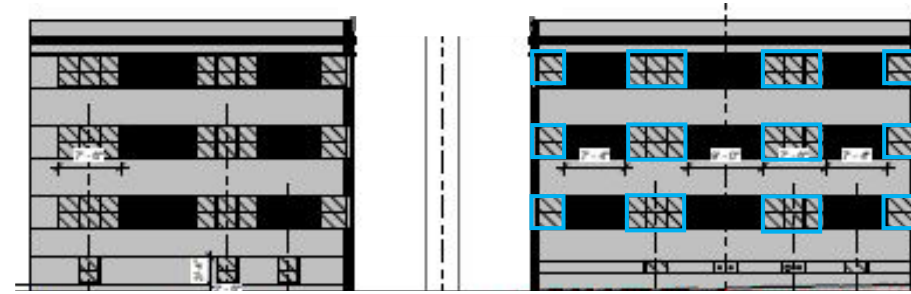


CURVED CORNER  
BALCONIES

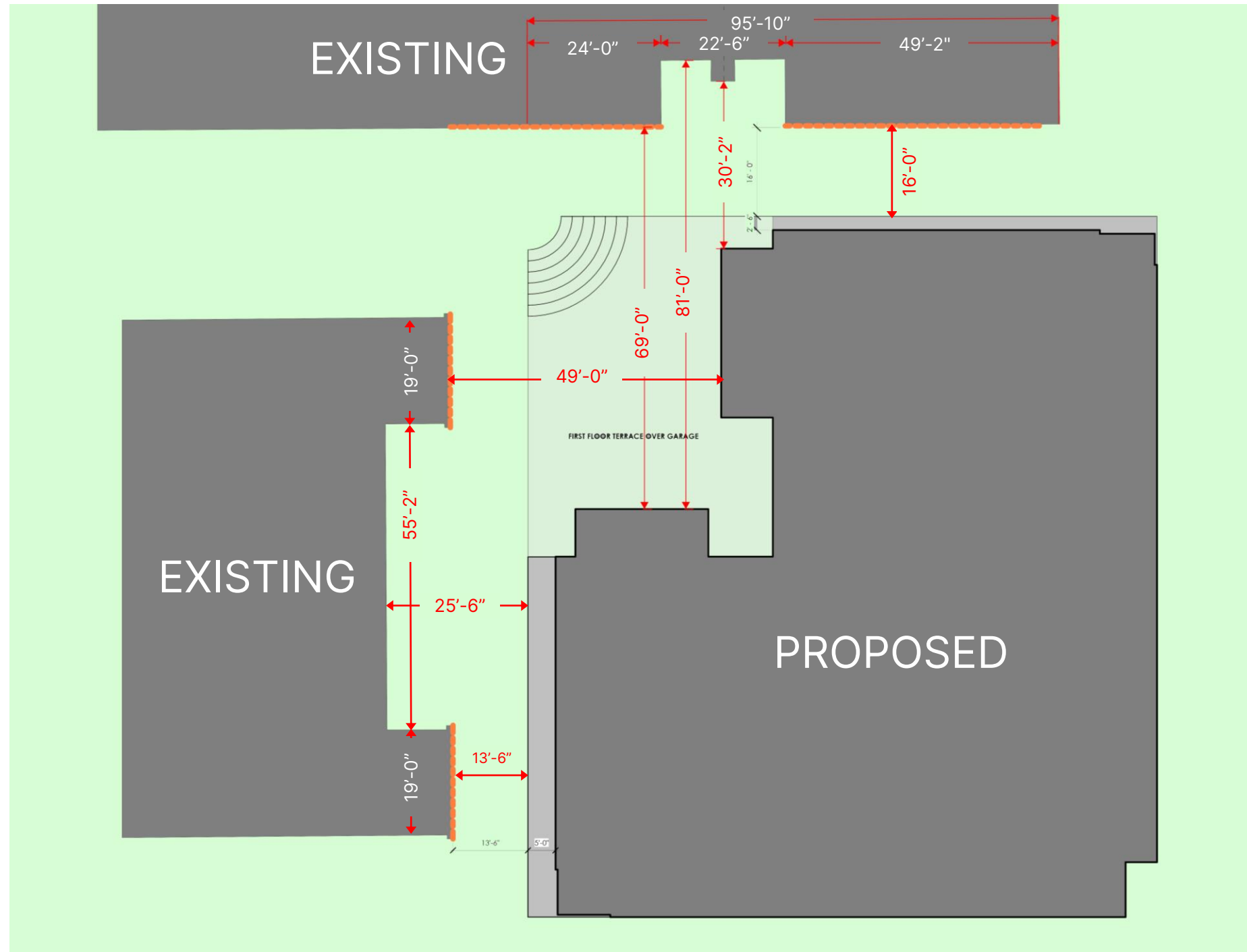
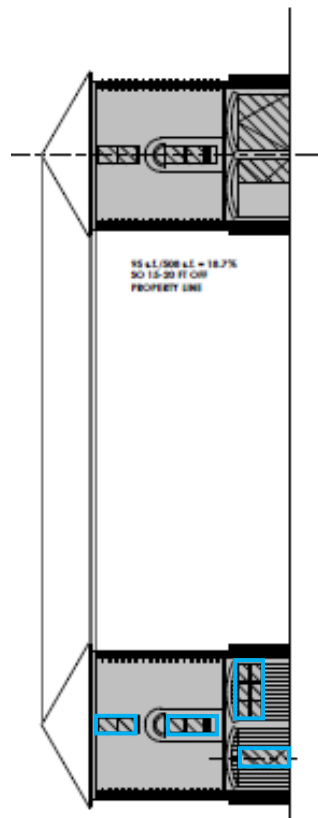




AVERAGE SEPARTION DISTANCE AT WEST FAÇADE = 29'-4"

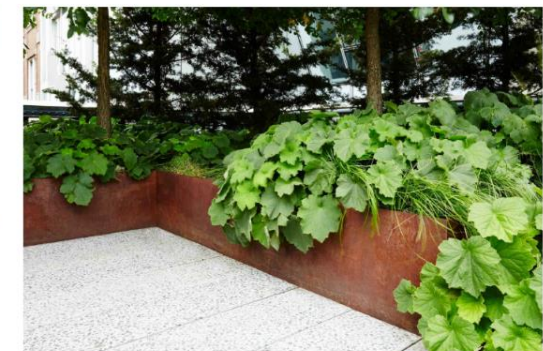


AVERAGE SEPARTION DISTANCE AT NORTH FAÇADE = 49'-0"





EXAMPLE FIRE TABLES

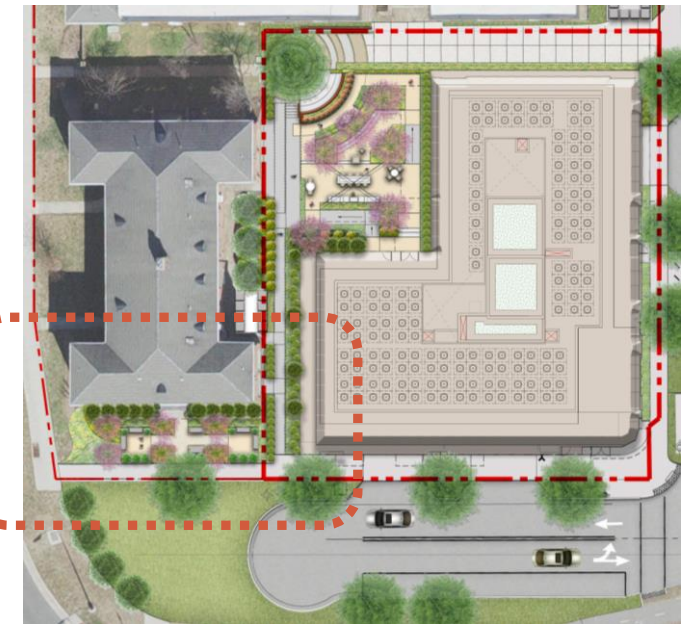


EXAMPLE PLANTER CONFIGURATIONS

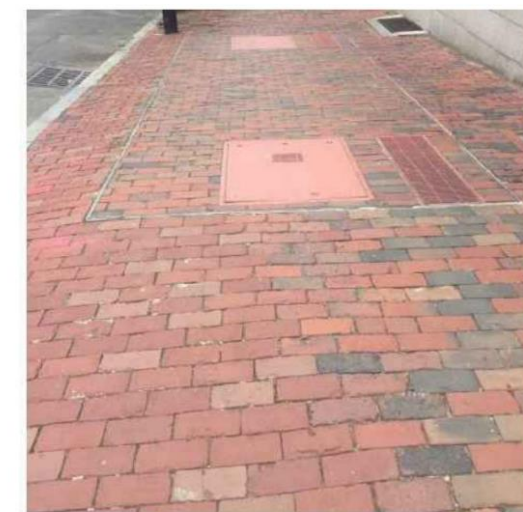


FREE-STANDING PLANTER CONFIGURATIONS





NATURAL / NATIVE / BUTTERFLY GARDEN  
PRECEDENT IMAGERY



DECORATIVE VAULT-LID





**NORTH FACADE**



**WEST FACADE**





Thank you