

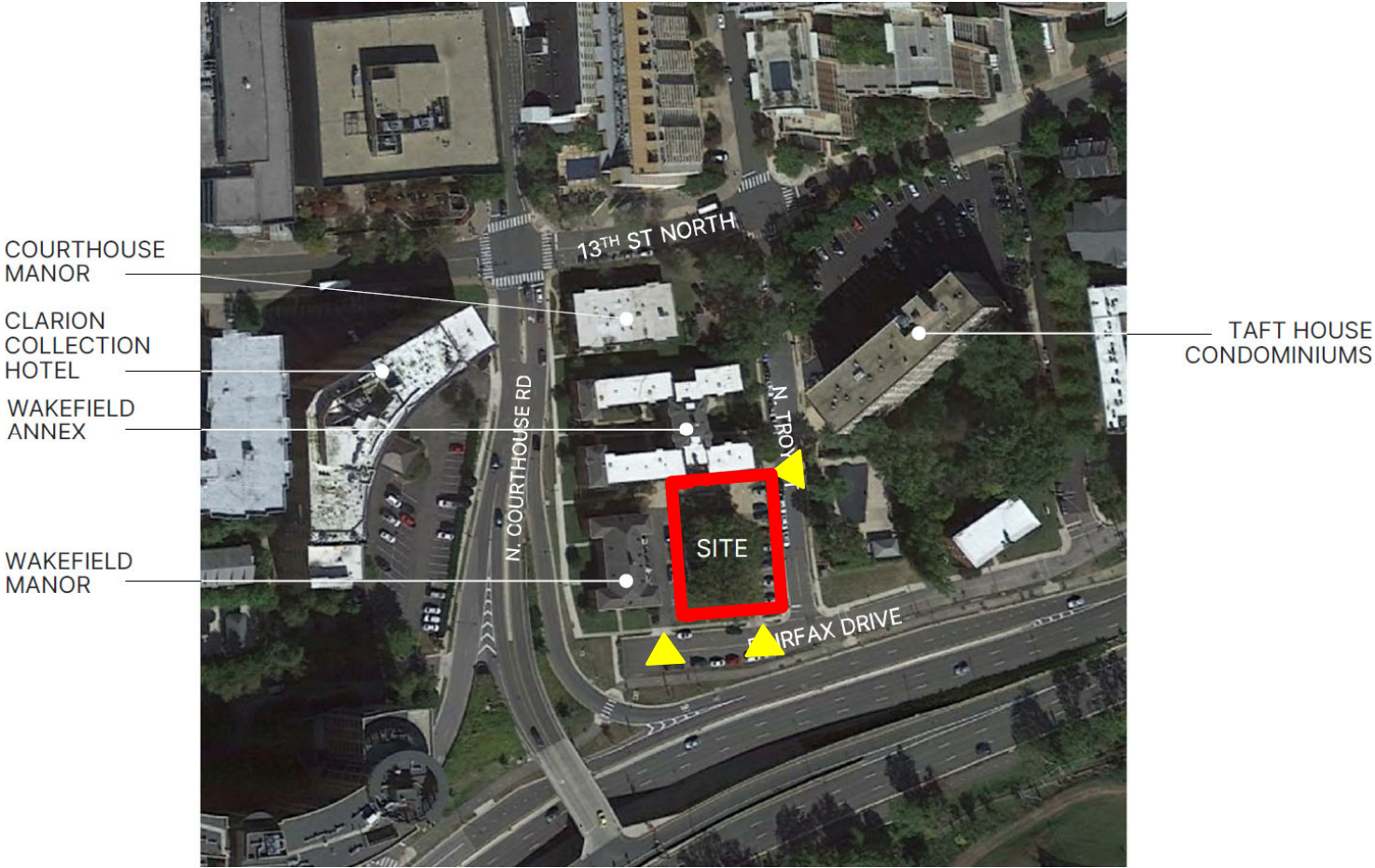


# 2025 Fairfax Drive 4.1 Site Plan Amendment

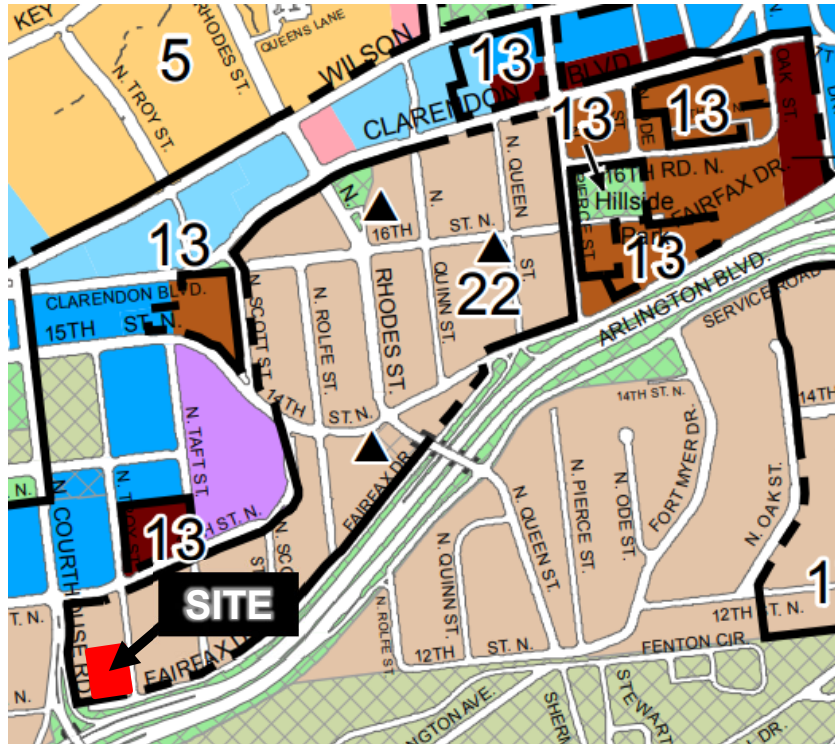
SPRC Project Overview

FORTIS


# Existing Site



# General Land Use Plan

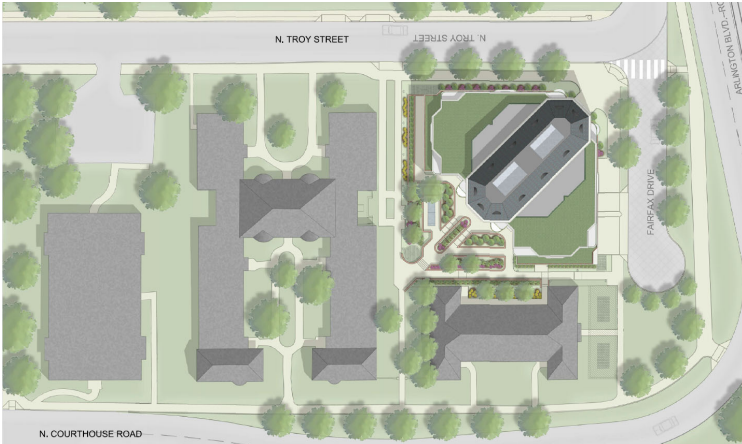


- GLUP Designation: “Medium” Residential
- Within Fort Myer Heights North Special District
- Subject to 2008 Fort Myer Heights North Area Plan

Land Use Designation*	Range of Density/Typical Use	Zoning**
<b>Residential</b>		
	Medium	Up to 37-72 units per acre
		RA7-16, RA6-15, RA-H

22. This area was designated the Fort Myer Heights North Special District on 4/16/05.

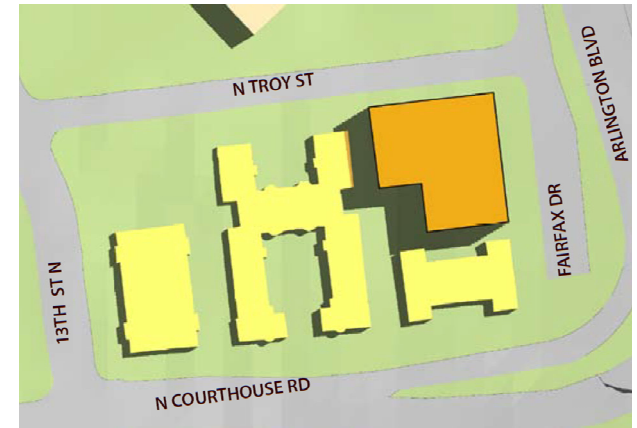
# Zoning & Site Plan



- **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





# Current Proposal

- Major Amendment to Site Plan #417
- Current proposal responds to site challenges
- 12-story multifamily building
- 166 units with approx. 141,338 square feet of Gross Floor Area



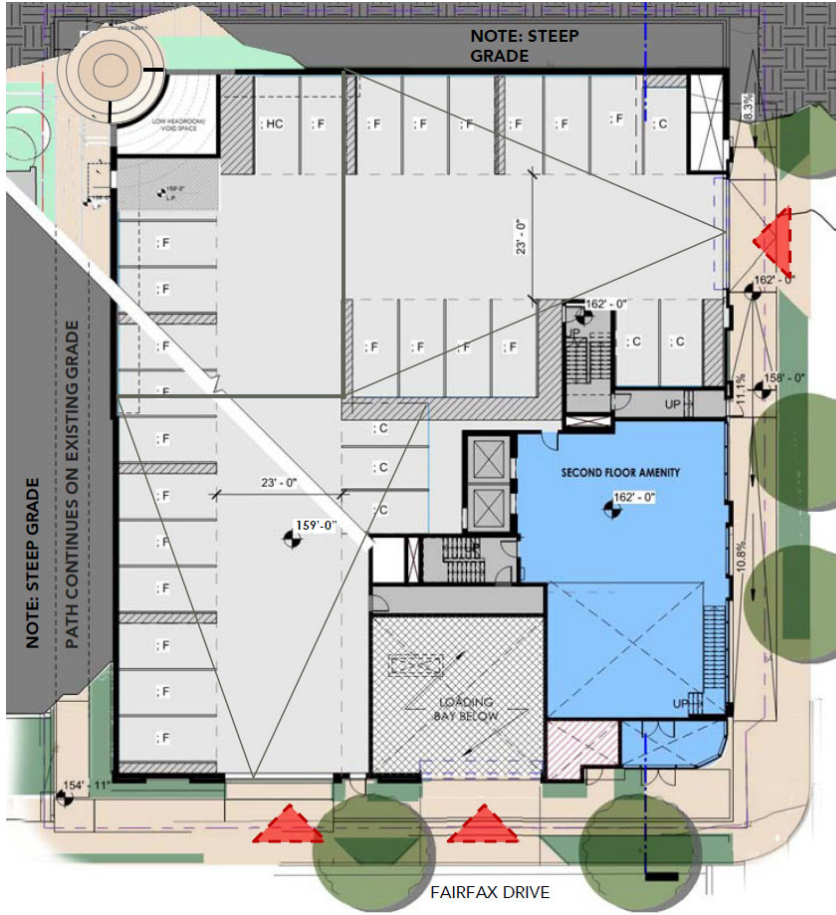












N. TROY STREET





# **2025 Fairfax Drive 4.1 Site Plan Amendment**

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