

Site Plan Review Committee (SPRC)  
Staff Report for  
**2025 Fairfax Drive (Wakefield Manor)**  
SPLN22-00001

There are multiple ways to provide feedback and input on the proposal, County Staff is happy to accept comments in any form. Please use any method listed below.

**Mail-in Comments:**

Arlington County Planning Division  
c/o Kevin Lam  
2100 Clarendon Blvd. Suite 700  
Arlington, VA 22201

**Contact Staff:**

*Contact the Arlington County Planning Staff reviewing this project either by phone or email*

Kevin Lam  
Department of Community Planning, Housing, and Development  
703-228-6982  
[klam@arlingtonva.us](mailto:klam@arlingtonva.us)

**Contact the SPRC Chairs:**

*The SPRC Chairs are members of the Planning Commission and conduct all SPRC meetings*

Leo Sarli  
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**2025 Fairfax Drive (SPLN22-00001)**  
**Wakefield Manor**  
(RPC #17-017-002, -005, -006)

**Public Review and Site Plan Review Committee (SPRC) Process:**

- Online Engagement Opportunity: December 1 – 12, 2022
  - Topics:
    - Land Use & Density
    - Site Design & Layout
    - Historic Preservation & Neighborhood Context
    - Building Height, Form & Architecture
    - Transportation
    - Open Space & Landscaping
  
- Site Plan Review Committee Meeting #1 (Hybrid): March 27, 2023
  - Introductions
  - SPRC Discussion Topics:
    - Land Use & Density
    - Site Design & Layout
    - Building Height, Form & Architecture
    - Open Space & Landscaping
  - Public Comment
  
- Site Plan Review Committee Meeting #2 (Hybrid): May 15, 2023
  - Introductions
  - SPRC Discussion Topics:
    - Project Updates
    - Transportation
    - Green Building/Sustainability
    - Construction Plan
    - Community Benefits
  - Public Comment

**SITE PLAN REVIEW COMMITTEE**

**DATE:** May 15, 2023  
**TIME:** 7:00 – 9:00 p.m.  
**Hybrid Meeting:**  
**PLACE:** In-person at 2100 Clarendon Boulevard, Room 216 (Cherry)  
Virtual participation accommodated via Microsoft Teams

**SPRC STAFF COORDINATOR:** Matthew Pfeiffer

**Item 1. 2025 Fairfax Drive (SPLN22-00001)**

Wakefield Manor

(RPC #17-017-002, -005, -006)

Planning Commission and County Board meetings to be determined.

*Kevin Lam (CPHD Staff)*

The Site Plan Review Committee (SPRC) is comprised of Planning Commission members, representatives from other relevant commissions and several appointed citizens. The SPRC reviews all site plans and major site plan amendments requests, which are submitted to the County Board and the Planning Commission for consideration. The major responsibilities of the SPRC are the following:

1. Review site plan or major site plan amendment requests in detail.
2. Advise the Planning Commission by recommending the appropriate action in regard to a specific plan and any conditions, which it might determine to be necessary or appropriate.
3. Provide a forum by which interested citizens, civic associations and neighborhood conservation committees can review and comment on a particular plan, or the effects that the proposed project might have on the neighborhood.

In order to save copying costs, staff has selectively chosen the reduced drawings to be included in this package. The complete full size drawings are available for review in the on the County's Webpage at <https://www.arlingtonva.us/Government/Projects/Project-Types/Site-Plan/2025-Fairfax-Drive>

For more information on the Arlington County Planning Commission, go to their web site <http://commissions.arlingtonva.us/planning-commission/>

For more information on the Site Plan public review process, go to the Arlington County Planning Division's web site on Development Proposals/Site Plans [http://www.arlingtonva.us/Departments/CPHD/Planning/applications/site\\_plans/CPHDPlanningApplicationsSite\\_plansMain.aspx](http://www.arlingtonva.us/Departments/CPHD/Planning/applications/site_plans/CPHDPlanningApplicationsSite_plansMain.aspx)

To view the current Site Plan Review Committee schedule, go to the web site <http://commissions.arlingtonva.us/planning-commission/sprc/>

**Glossary of Terms:**

Area Median Income (AMI): The income at which half of the families of a particular household size have incomes higher and half have incomes lower.

Arlington County Zoning Ordinance (ACZO): County adopted document that regulates the use and development standards of all land located within the County. There are various zoning districts within the zoning code and each district sets the standards for development. Examples of such requirements are: maximum heights, required parking, required setbacks, density, etc.

By Right Development: May be approved administratively in the respective zoning district subject to all other applicable requirements of this zoning ordinance. Is not required to seek approval by the County Board.

Density: The ratio of a particular use given the area of land. Density measures the intensity of a given land use.

Floor Area Ratio (FAR): The gross floor area of all buildings on a lot divided by the lot area.

General Land Use Plan (GLUP): The General Land Use Plan (GLUP) is the primary policy guide for future development in the County. The GLUP establishes the overall character, extent and location of various land uses.

Gross Floor Area (GFA): Gross floor area (GFA) is the sum of the area of the horizontal surface of the several floors of a building measured from the exterior faces of exterior walls, to include all floor area not defined as gross parking area.

**SUMMARY:** The applicant, FORTIS Companies, submitted a major site plan amendment to SPLN22-00001 (SP #417), also known as the Wakefield Manor project. The applicant proposes the removal of a single-story structure, a significant tree identified in the Fort Myer Heights North Plan (“The FMHN Plan”), and two surface parking areas for the development of an approximately 125 ft residential building located at the southeast corner of the site. The proposal consists of a new 166-unit building with approximately 142,182 sf of new residential GFA (1.76 FAR). The total site plan density is 2.60 FAR, inclusive of the existing Wakefield Manor and Courthouse Manor properties (0.84 FAR) occupying the remainder of the site. A Transfer of Development Rights (TDR) was also recorded in return for a historic preservation easement to protect Courthouse Manor, Wakefield Manor and their surrounding grounds in perpetuity, which was transferred to [Site Plan #435 \(Wendy’s Site\)](#) (1.29 FAR).

Additional project details include:

- The site is zoned “RA8-18”, Multiple-Family Dwelling District
- Located within the Fort Myer Heights North Special District (GLUP Note #22)
- 166 new units (84 existing units at Courthouse Manor and Wakefield Manor, for a total of 250 units)
- 120 total residential parking spaces (0.48 spaces/unit)

Proposed modifications for:

- Reduced residential parking ratio
- Bonus density
- Density exclusions

**Figure 1. Rendering View from Fairfax Drive and North Troy Street**





**BACKGROUND:** The following provides additional information about the site and location.

**Existing site:** The 1.86 acre (80,927 sf) site is located at 2025 Fairfax Drive in the Radnor/Ft. Myer Heights neighborhood. The site is currently occupied by Courthouse Manor and Wakefield Manor, both of which are protected historic properties. The southeast corner of the site where the new development will occur is also occupied by a single-story structure, a significant tree identified in the FMHN Plan and two surface parking areas.

**Figure 2. Site Location**



**Neighborhood:** The subject site is located within the Radnor/Ft. Myer Heights Civic Association. The site is bounded by 13<sup>th</sup> Street North to the north, North Troy Street to the east, Fairfax Drive to the south and North Courthouse Road to the west.

**To the north:** The 18-story Woodbury Heights Condominiums zoned "RA-H-3.2", Multiple-Family Dwelling and Hotel District.

**To the east:** The 9-story Taft Towers condominiums zoned "RA6-15", Multiple-Family Dwelling District.

**To the west:** The 9-story Clarion Collection Hotel Arlington Court Suites hotel zoned "RA-H", Hotel District.

To the south: Arlington Boulevard.

Zoning: "RA8-18", Multiple-Family Dwelling District

GLUP Designation: "Medium" Residential (37-72 du/ac); Fort Myer Heights North Special District (GLUP Note #22).

**Figure 3. Aerial View of Subject Property**



**Figure 4. Street View from Fairfax Drive**





**Figure 5. View of New Development Site from Fairfax Drive**



**Figure 6. View of Existing Wakefield Manor from Fairfax Drive**



**Figure 7. View of Existing Wakefield Manor from Fairfax Drive**





**Figure 8. View Looking North from Arlington Boulevard**



**Figure 9. View of New Development Site from North Troy Street**



**Figure 10. View of New Development Site from North Troy Street**

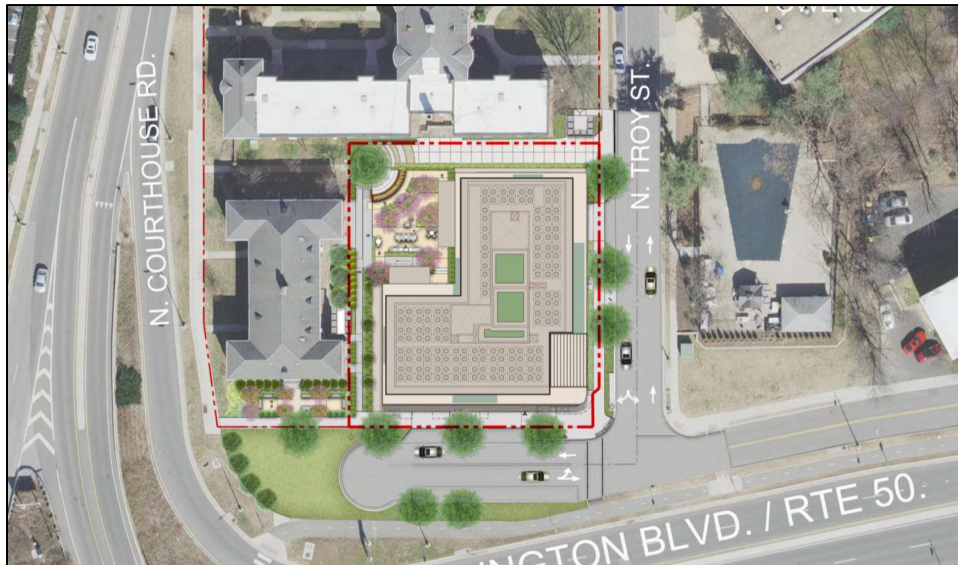


**Development Potential:** The following provides a statistical summary of the development potential for the site area.

Site Area	Density Allowed for Proposed Uses	Maximum Development <sup>1</sup>
Existing/Proposed Zoning: "RA8-18" District		
By-right: 80,927 sf (1.86 acre)	One-family Dwellings (min. 6,000 sf lot area/unit)	13 units
	Two-family Dwellings (min. 3,500 sf lot area/unit)	23 units
	Multiple-family Dwellings (min. 1,200 sf lot area/unit)	67 units
	Townhouse Dwellings (min. 1,200 sf lot area/unit)	67 units
	All Other Uses (min. 5,000 sf lot area)	80,927 sf GFA
Site Plan: 80,927 sf (1.86 acre)	Two-family Dwellings (min. 3,500 sf lot area/unit)	23 units
	Low or Moderate Income Housing (36 units/acre)	66 units
	Townhouse Dwellings (22 units/acre)	40 units
	Elder Care Uses (max. 1.5 FAR)	121,391 sf GFA
	All Other Uses (min. 5,000 sf lot area)	80,927 sf GFA
	Multiple-family Dwellings in Fort Myer Heights North Special District (max. 3.24 FAR)	262,203 sf GFA <sup>2</sup>
Notes:		
<sup>1</sup> Exclusive of transfer of development rights of 104,789 sf (1.29 FAR) to receiving site.		
<sup>2</sup> Additional density permitted in accordance with the FMHN Plan.		

**Proposed Development:**

- Residential building with 166 new units (84 existing units at Courthouse Manor and Wakefield Manor, for a total of 250 units)
- Below and above-grade parking garage with 120 total residential parking spaces
  - 90 residential parking spaces for residents of the new building
  - 30 residential parking spaces for current residents of Courthouse Manor and Wakefield Manor
- Requested zoning modifications for reduced residential parking ratio, bonus density and density exclusions

**Figure 11. Proposed Site Layout**

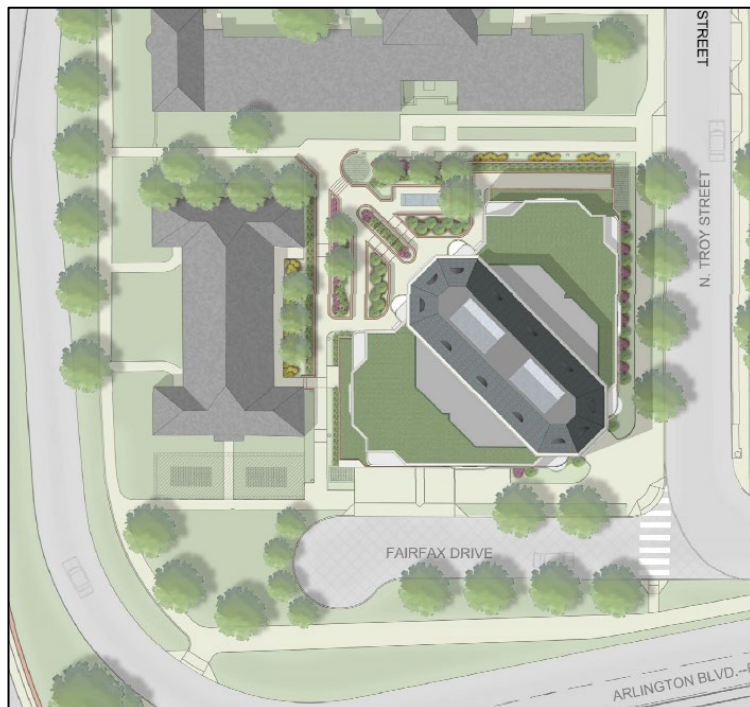
The following provides a statistical summary for the proposed major site plan amendment compared to the approved 2011 site plan.

<b>SPLN22-00001 – Wakefield Manor</b>		
	<b>Approved</b>	<b>Proposed</b>
<b>Site Area</b>		
Total Site Area	80,927 sf (1.86 acre)	80,927 sf (1.86 acre)
<b>Density</b>		
New Residential Units	104 units	166 units
Existing Residential Units	84 units	84 units
<b>Total Residential Units</b>	<b>188 units</b>	<b>250 units</b>
New Density	1.30 FAR (105,400 sf)	1.76 FAR (142,182 sf)
Residential GFA	105,400 sf	142,182 sf
Parking		51,142 sf
Density Exclusions		6,261 sf
Existing Density	0.84 FAR (68,200 sf)	0.84 FAR (68,200 sf)
<b>Total Density</b>	<b>2.15 FAR (173,600 sf)</b>	<b>2.60 FAR (210,382 sf)</b>
Base Density <sup>1</sup>	1.95 FAR (157,415 sf)	1.95 FAR (157,415 sf)
Bonus Density	0.20 FAR (16,185 sf)	0.65 FAR (52,967 sf)
<i>LEED</i>	0.20 FAR (16,185 sf)	0.35 FAR (28,324 sf)
<i>Community Benefits</i>	N/A	0.30 FAR (24,643 sf)
<b>Building Height</b>		
Main Roof Height (from ASE)	124.65 ft	124.75 ft
Mechanical Penthouse Height	16.00 ft	16.83 ft
<b>Parking</b>		
Total Parking Spaces	123 spaces	130 spaces
Residential Parking Spaces	113 spaces	120 spaces

<i>New Residents</i>	N/A	<i>90 spaces</i>
<i>Current Residents</i>	N/A	<i>30 spaces</i>
Residential Parking Ratio	0.60 spaces/unit	0.48 spaces/unit
Residential Visitor Parking Spaces	10 spaces	10 spaces
Residential Visitor Parking Ratio	0.05 spaces/unit for first 200 units	0.05 spaces/unit for first 200 units
Compact Parking Ratio	8%	15.0%
Loading Spaces	1 space	1 space
Notes:		
<sup>1</sup> Inclusive of transfer of development rights of 104,789 sf (1.29 FAR) to receiving site.		

**Site History:** The [original site plan \(SP #417\)](#) was approved in 2011, but never built. As the applicant notes, this is due to a variety of issues including those related to topography, geology and significant rock deposits and utility routing. The validity of the original site plan was extended several times and is currently set to expire July 1, 2025, unless extended by County Board approval. Beyond meeting the zoning ordinance requirements, the approved 2011 site plan includes several features recommended by the FMHN Plan. These include a building separation ranging from approximately 13.5 to 30.5 ft from the adjacent Wakefield Manor buildings, incorporating a mix of architectural details drawn from Colonial Revival and Art Deco styles, an at-grade landscaped interior courtyard, sidewalk improvements around the entire block, as well as a reconfiguration of the Fairfax Drive dead-end area to a cul-de-sac. In June 2020, a site plan amendment was approved by the County Board for a residential parking ratio reduction from 1.01 spaces per unit to 0.60 spaces per unit.

**Figure 12. Approved 2011 Site Plan Layout**



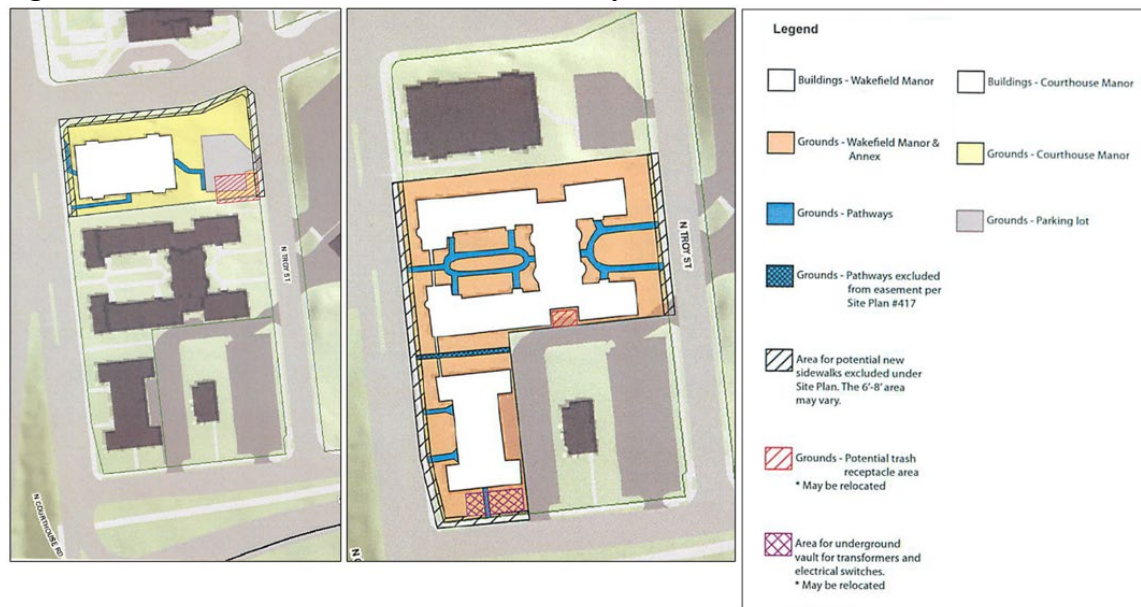


**Figure 13. Approved 2011 Site Plan Rendering**



**Figure 14. Approved 2011 Site Plan Street Frontage**



**Figure 15. Historic Preservation Easement Maps**

As part of the 2011 site plan approval and as recommended in the FMHN Plan, a historic preservation easement was approved and eventually recorded in 2016 which protects Courthouse Manor, Wakefield Manor and surrounding grounds in perpetuity. In return, this site was designated a “sending” site and a TDR was approved and subsequently vested in 2016. The density was transferred to a nearby receiving site, also known as the [Wendy’s Site \(SP #435\)](#), located at 2025 Clarendon Boulevard. Both Courthouse Manor (1940) and Wakefield Manor (1943) were designed by notable architect, Mihran Mesrobian and blend Art Deco and Moderne styles with traditional Classical Revival characteristics. They are recognized as unique garden-apartment buildings and identified as “Essential” properties on the County’s Historic Resources Inventory.

**Figure 16. Courthouse Manor**



**Figure 17. Wakefield Manor**



**Figure 18. Wakefield Manor**



**DISCUSSION:**

**Adopted Plans and Policies:** The following regulations, plans, and guiding documents are applicable to development on this site:

- [General Land Use Plan \(GLUP\)](#)
- [For Myer Heights North Special District Zoning Regulations](#) (ACZO Section 9.3)
- [Fort Myer Heights North Plan](#)
- [Master Transportation Plan](#)

GLUP: The site is designated “Medium” Residential, which outlines a base density range of 37 to 72 dwelling units per acre, or 1.65 FAR. The site is also located in the Fort Myer Heights North Special District (GLUP Note #22).





Zoning: The site is zoned “RA8-18”, Multiple-Family Dwelling District and subject to the Fort Myer Heights North Special District zoning regulations (ACZO Section 9.3):

- Floor Area Ratio: The ACZO allows site plans in the “Revitalization Area” designated in the FMNH Plan to exceed 3.24 FAR with bonus density for achieving goals consistent with the intent and design guidelines of the FMHN Plan. The applicant is requesting bonus density of 0.65 FAR and will be providing LEED Gold designation and features and amenities that benefit the community yet to be determined as of the date of this report.
- Building Height: Per the ACZO, building heights approved by site plan in the “Revitalization Area” designated in the FMNH Plan shall under no circumstances exceed 12 stories or 125 ft, exclusive of mechanical penthouses. Mechanical penthouses shall under no circumstances exceed 16 ft. The applicant is proposing a 12-story and approximately 124.75 ft building with a mechanical penthouse of approximately 16.83 ft. Staff is evaluating the proposed building and mechanical penthouse height for consistency with this requirement.
- Affordable Dwelling Units: The ACZO requires 20% of the GFA above the GLUP maximum of 1.65 FAR as affordable, in addition to meeting the affordable housing requirements of ACZO Section 15.5.8. Staff is evaluating the proposed affordable housing contribution for consistency with this requirement.
- Transfer of Development Rights: The ACZO allows the TDR for historic preservation, open space preservation and affordable housing purposes for sending sites located in the “Revitalization Area” designated in the FMHN Plan. As part of the 2011 approved site plan, a TDR was approved and ultimately recorded in 2016 in return for a historic preservation easement to protect Courthouse Manor, Wakefield Manor and their surrounding grounds in perpetuity.

Fort Myer Heights North Plan: The FMHN Plan is the guiding planning document that seeks to balance preservation and redevelopment with the goals of:

- Preservation of existing affordable units and the construction of new affordable units
- Preservation of neighborhood character and historic buildings
- Preservation of tree cover and significant trees and the enhancement of streetscapes with shade trees
- Provision of public and private open space
- An improved neighborhood edge and pedestrian-oriented streetscape along Fairfax Drive
- The provision of adequate parking using creative strategies

To achieve these community goals, the FMNH Plan includes a number of recommendations such as the provision of new affordable housing and the preservation of historic buildings. Open spaces on private property should evoke the “garden” element of the garden apartment

concept and the traditional style of using lawns and landscaped areas to frame buildings. Significant trees which are in good health and have a diameter at breast height of at least 30 inches should also be preserved or replaced per the County's tree replacement standards. In addition, gateway treatment should be incorporated at the corner of Fairfax Drive and North Courthouse Road to distinguish the entrance into the neighborhood and Fairfax Drive should include enhanced streetscape elements with limited curb cuts.

The FMNH Plan also includes design guidelines which seeks to build upon the historic character that distinguishes this neighborhood to create a public realm that better meets the needs and desires of the community. In general, infill projects should relate to the existing garden style apartments, open lawns and mature trees. This includes incorporating architectural elements, materials, patterns and colors drawn from or inspired by Colonial Revival or Art Deco style garden apartments. Building facades should meet sidewalk on Fairfax Drive and be setback on side streets to align with the existing building edge. New development should also have appropriate tapering down to lower-scale buildings and setbacks compatible with the neighborhood scale. Meanwhile, verdant open spaces should be clearly visible by residents and passersby, there should be landscaping and continuous sidewalks throughout the entire site, and primary streets should have limited curb cuts, parking and loading access.

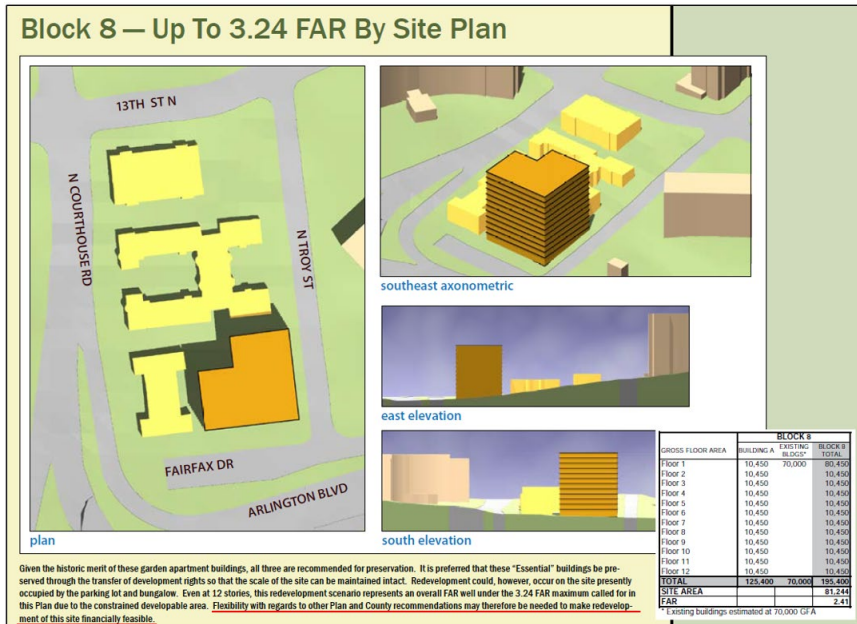
**Figure 21. Existing Site Photos**





The site is identified in the FMNH Plan’s illustrative examples as likely to redevelop, specifically in the southeast corner of what is known as Block 8. The FMNH Plan notes that given the limited developable area on the block, flexibility with regards to other plan and county recommendations may therefore be needed to make redevelopment of this site financially feasible. The proposal’s conformance to the FMNH Plan guidance is discussed below.

**Figure 22. FMNH Plan Illustrative Example**



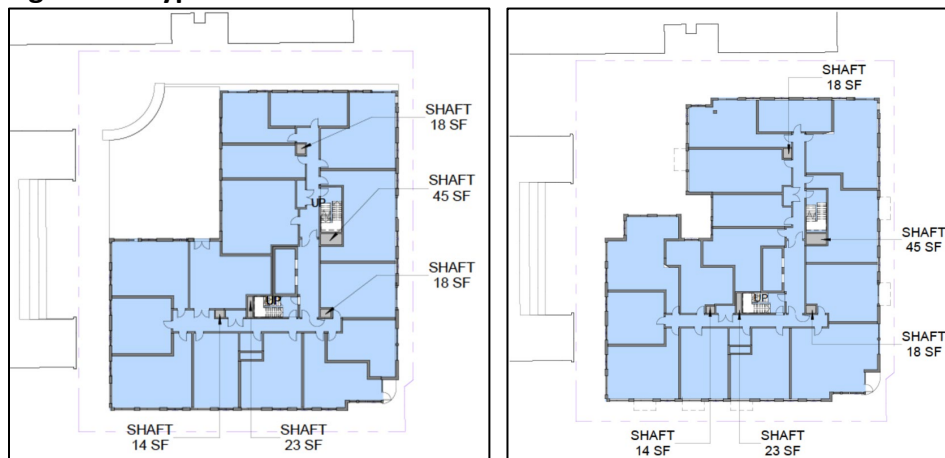
**Land Use & Density:** The total proposed density is 2.60 FAR, inclusive of the existing density of the Courthouse Manor and Wakefield Manor properties. Combined, the total proposed density including the TDR is 3.89 FAR, which exceeds the maximum density of 3.24 FAR permitted by the Fort Myer Heights North Special District zoning regulations. However, additional density is allowed for site plan projects in the “Revitalization Area” designated in the FMNH Plan for achieving goals and design guidelines consistent with the Plan and through provision of identified features and amenities that benefit the community.

Proposed residential units include studio, junior one-bedroom, one-bedroom and two-bedroom units, as shown in the table below.

**Figure 23: Unit Mix**

Studio	Jr 1-bed	1-bed	1-bed + den	2-bed	2-bed + den	Total
29 units	38 units	40 units	30 units	19 units	10 units	166 units

**Figure 24: Typical Residential Floor Plans**



**Site Design & Layout:** The applicant proposes a residential building with 2 levels of below-grade parking and 2 levels of above-grade parking. The building meets the sidewalk on Fairfax Drive and is setback approximately 3 ft from the sidewalk on North Troy Street. Due to the grade change of approximately 12 ft as it slopes down from the northern edge of the building to Fairfax Drive, portions of both the ground floor and mezzanine level have at-grade street frontages. The ground floor uses include the residential entrance, lobby, and parking and loading access. The mezzanine level uses include a residential amenity space and the 30 residential parking spaces for use by the current residents of Courthouse Manor and Wakefield Manor. A single curb cut is located on North Troy Street for mezzanine level parking access, while two curb cuts are located on Fairfax Drive for parking and loading access. The applicant also proposes an approximately 2,400 sf elevated private courtyard in the northwest corner of the building on the second level. A pedestrian walkway and maintenance access runs along the north side of the building, while a pedestrian only walkway runs along the west side of the building. Other than the location of the underground utility vaults between Fairfax Drive and



the Wakefield Manor building and a new trash pad on Troy Street, no changes are proposed elsewhere at the site.

**Figure 25. Proposed Massing Views**



**Building Height, Form and Architecture:** The new building is approximately 124.75 ft tall from the average site elevation, exclusive of the approximately 16.83 ft mechanical penthouse. It has a separation of 13.5 ft and 18.5 ft to the buildings to the west and north, respectively. In addition, the tower has a 5 ft stepback above the fourth floor on the western face of the building. Architecturally, the podium and tower consist of red brick with uniform window design. Each typical floor is approximately 10 ft in height and the north and east facades include balconies with metal railings. The upper floors incorporate gray metal panels with additional plantings on the top level. The building incorporates several architectural elements drawn from the surrounding historic properties, including curved balconies, corner windows and masonry articulation on the podium facades such as brick panels and quoins, cornice detailing and accent bands.

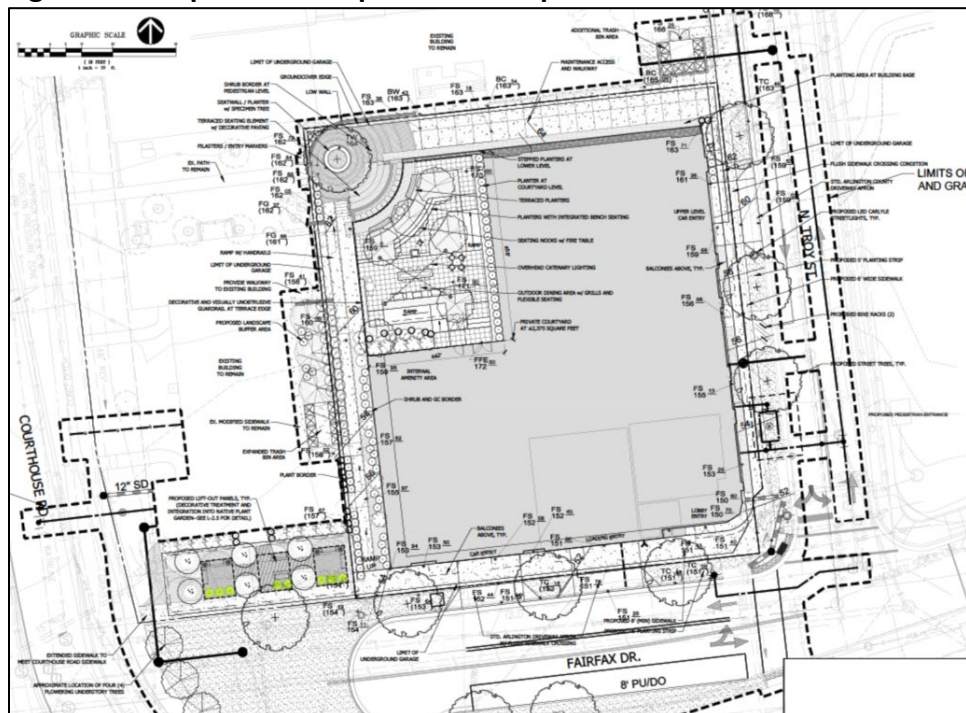
**Figure 26: Proposed North (left) and West (right) Elevations**



Figure 27: Proposed North Troy Street Elevation



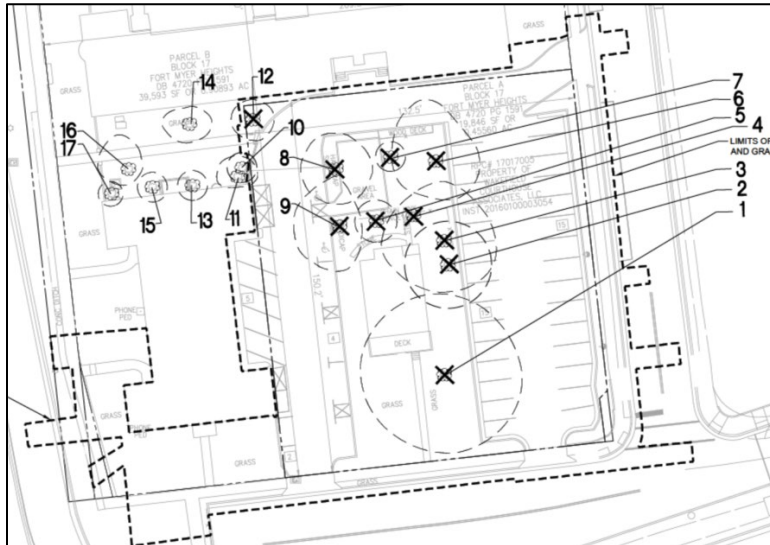
Figure 28. Proposed Conceptual Landscape Plan



**Open Space and Landscaping:** The applicant proposes an approximately 2,400 sf elevated private courtyard in the northwest corner of the building with outdoor grills and seating, as well as planting beds for trees and shrubs. Curved terrace seating is located in the northwest corner of the elevated courtyard to create a more gradual transition down to the paved pathway and central canopy tree. The paved pathways between the new development and existing buildings to the north and west are proposed to be lined with tree plantings, shrubs and green walls screening the mezzanine level. To introduce more biophilic elements around the proposed location of the underground utility vault lift-out panels, the applicant proposed enhanced landscaping including native plantings, a butterfly garden and decorative pavers. The project also includes an outdoor amenity area on the building's top floor and 7 new street trees on Fairfax Drive and North Troy Street. Additional trees are proposed to be planted on the south side of the cul-de-sac and adjacent to the Arlington Boulevard off-ramp. Within the limits of disturbance, approximately 10 trees are proposed to be removed and replaced per the County's tree replacement standards. This includes a white oak, which is identified by staff as a

significant tree in the FMHN Plan. Overall, the applicant is proposing a tree canopy coverage of approximately 8%.

**Figure 29. Tree Survey**



**Parking and Loading:** The applicant is proposing 2 levels of below-grade parking and 2 level of above-grade parking containing 120 residential parking spaces, 68 Class 1 bicycle parking spaces and 1 loading space. The 90 residential parking spaces located on the ground floor and below-grade parking garage will be for use by the new residents of the project. The 30 residential parking spaces located on the mezzanine level will be for use by the current residents of Courthouse Manor and Wakefield Manor, with direct pedestrian access in the northwest corner of the garage. The applicant is also proposing 15% compact parking spaces and 10 residential visitor parking spaces located on an existing surface parking lot in the northeast corner of the site. The site is located within the Rosslyn-Ballston corridor, and subject to the [Off-street Parking Guidelines for Multi-family Residential Projects](#).

### **Transportation:**

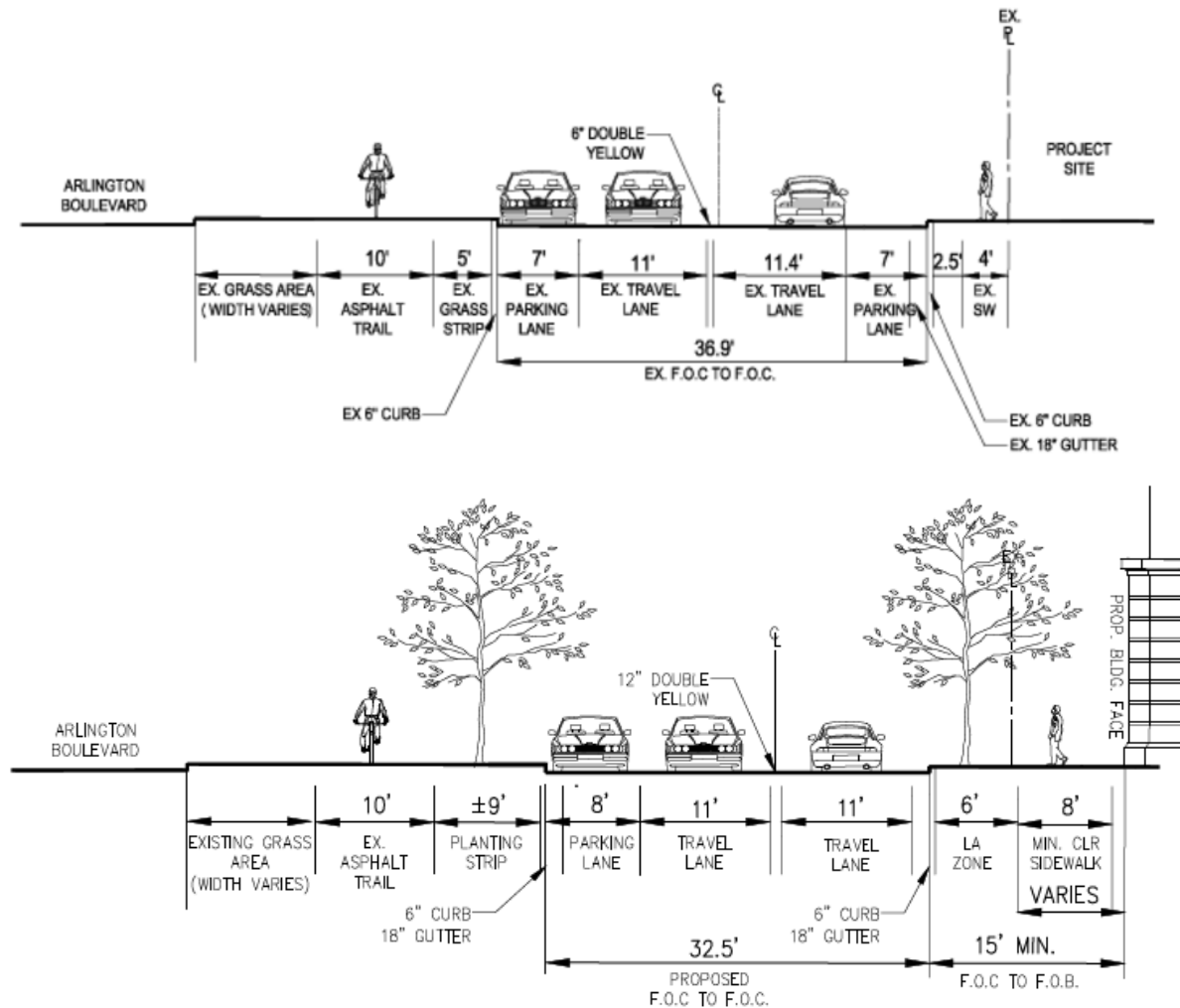
#### Streets and Sidewalks:

**Fairfax Drive:** The block is bounded by Fairfax Drive to the south, which has an existing curb-to-curb street width of approximately 36.9 ft and consists of 2 travel lanes and 2 parking lanes on each side. Fairfax Drive also dead-ends just west of the new development, in front of the existing Wakefield Manor building. Parallel to Fairfax Drive is Arlington Boulevard and the Arlington Boulevard multi-use trail. Similar to the improvements as part of the approved site plan, the applicant is proposing to remove the existing parking lane on the north side of the street and convert the dead-end area into a cul-de-sac. The parking lane on the south side of Fairfax Drive will remain, with the planting strip between Fairfax Drive and the Arlington Boulevard trail increasing from approximately 5 to 9 ft. The proposed streetscape will consist of an expanded 8 ft sidewalk, 6 ft landscaped buffer and an approximate 0.5 ft shy zone. The



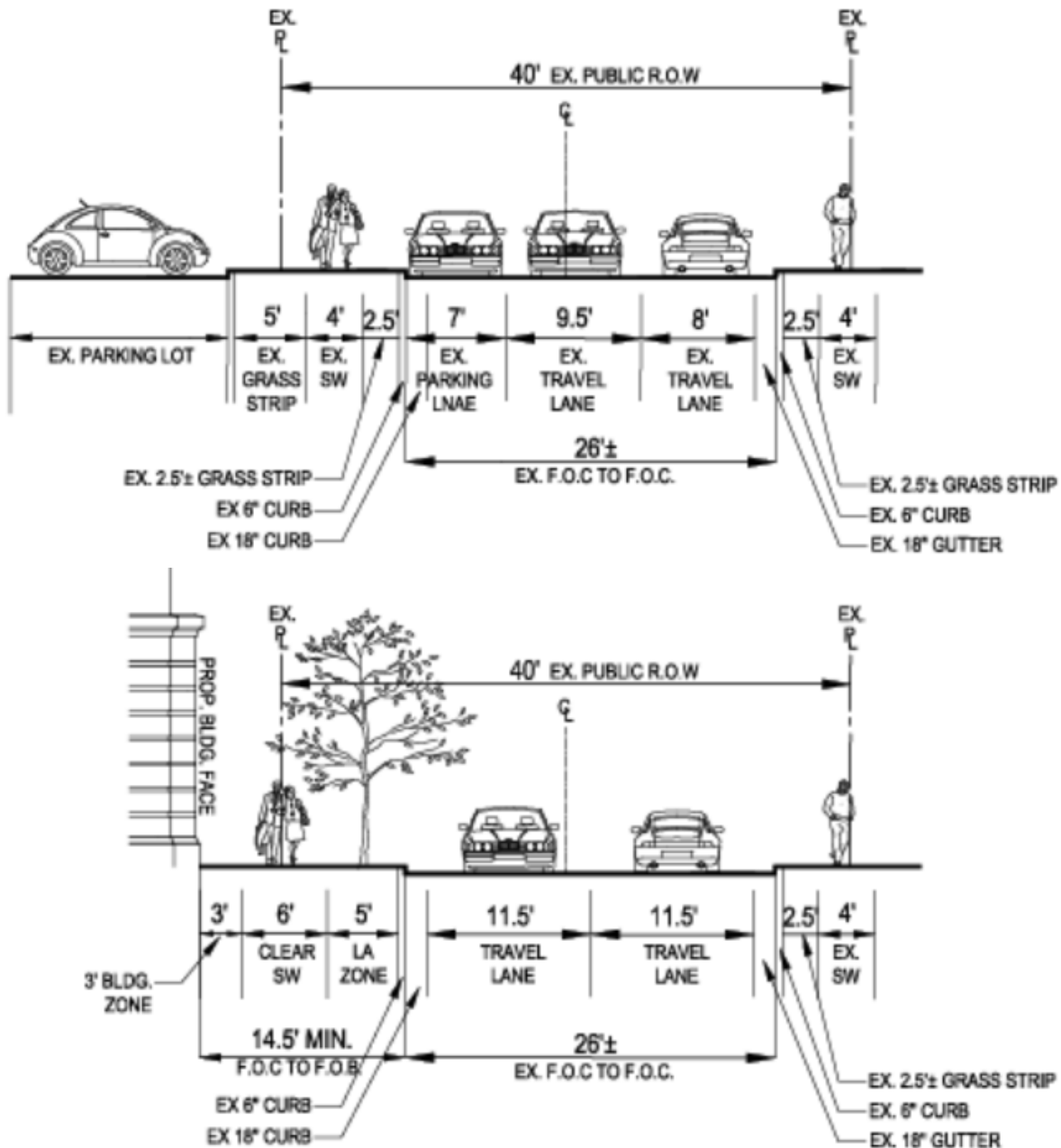
Master Transportation Plan (MTP) identifies this section of Fairfax Drive as a Neighborhood non-arterial, which recommends a 4 to 6 ft sidewalk and a 2 to 4 ft landscaping strip. The FMNH Plan recommends an 8 ft sidewalk, including a 5 to 6 ft landscaping strip.

**Figure 30. Existing (top) and Proposed (bottom) Fairfax Drive Cross-section**



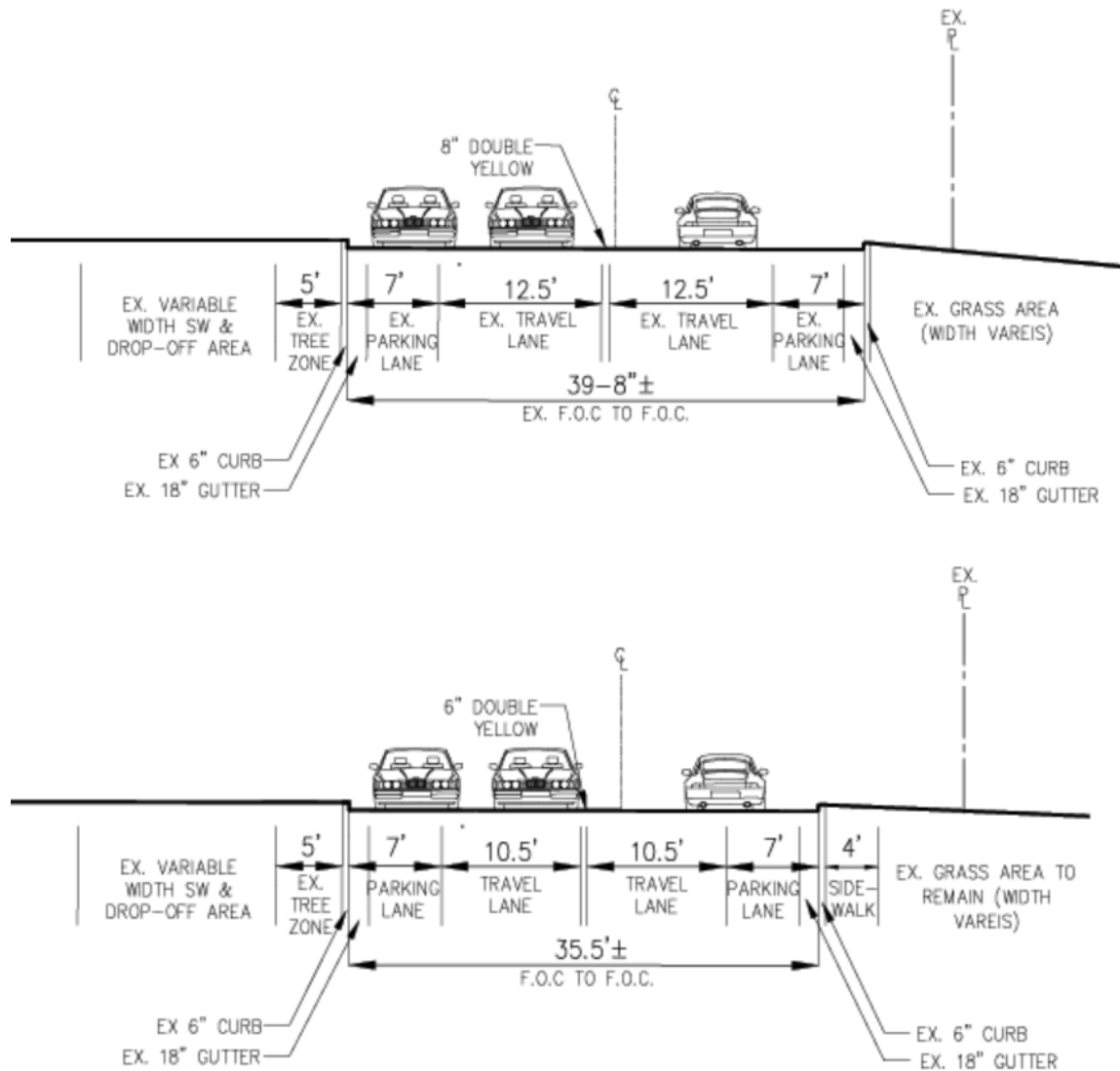
**North Troy Street:** The block is bounded by North Troy Street to the east, which has an existing curb-to-curb street width of approximately 26 ft and consists of 2 travel lanes and 1 parking lane on the southbound side of the street. While no changes are proposed to the curb-to-curb street width, the applicant is proposing to remove the existing parking lane. For the portion of North Troy Street adjacent to the project, the proposed streetscape will consist of an expanded 6 ft sidewalk, 5 ft landscaped buffer and an approximate 3 ft shy zone. For the portion north of the project, the existing sidewalk will be expanded from 4 to 6 ft. The MTP identifies this section of North Troy Street as a Neighborhood non-arterial, which recommends a 4 to 6 ft sidewalk and a 2 to 4 ft landscaping strip. The FMNH Plan recommends a 6 ft sidewalk, including a 5 to 6 ft landscaping strip.

Figure 31. Existing (top) and Proposed (bottom) North Troy Street Cross-section



**13<sup>th</sup> Street North:** The block is bounded by North Troy Street to the north, which has an existing curb-to-curb street width of approximately 39.7 ft and consists of 2 travel lanes and parking lanes on each side. The applicant is proposing to reduce the curb-to-curb street width to approximately 35.5 ft while maintaining the 2 travel lanes and 2 parking lanes. The proposed streetscape will consist of a new 4 ft sidewalk on the south side of the street adjacent to the block. The MTP identifies this section of 13<sup>th</sup> Street North as a Neighborhood non-arterial, which recommends a 4 to 6 ft sidewalk and a 2 to 4 ft landscaping strip. The FMNH Plan recommends a 6 ft sidewalk, including a 5 to 6 ft landscaping strip.

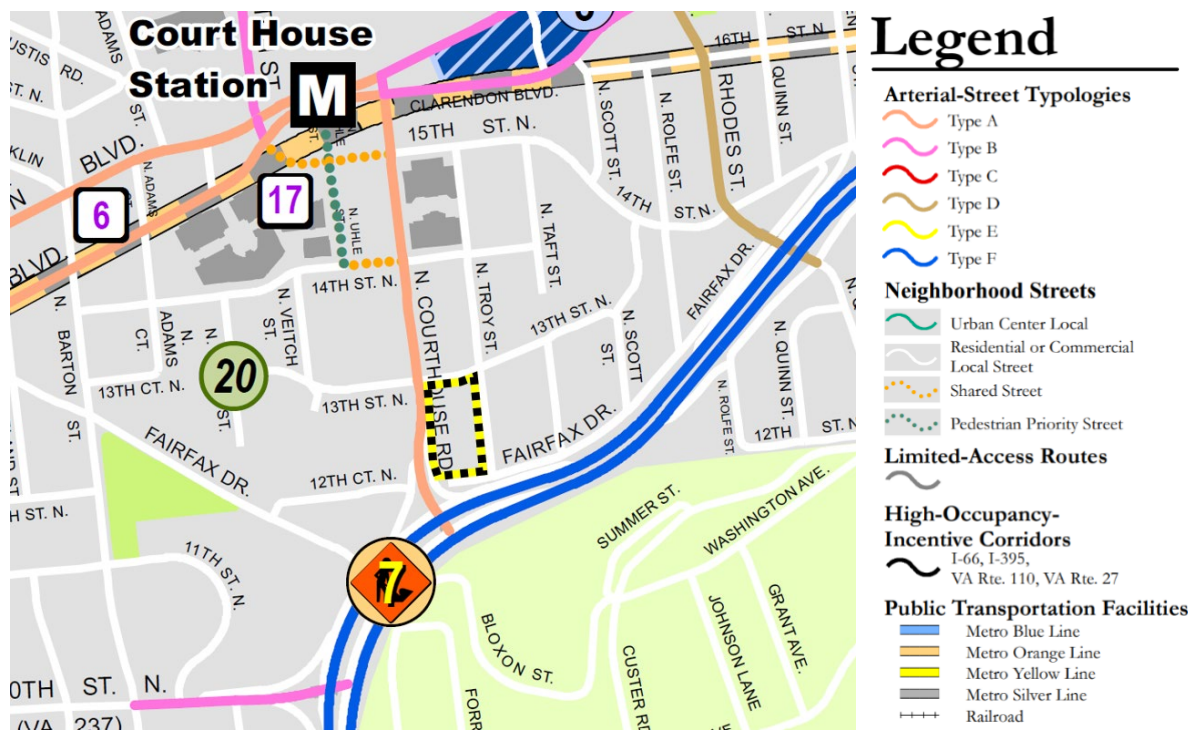
**Figure 32. Existing (top) and Proposed (bottom) 13<sup>th</sup> Street North Cross-section**



**Transit Service:** The project is well served by public transit facilities, including the Court House Metro Station and 2 bus stops within 0.3 miles of the site serving Arlington Transit (ART) routes 41, 62 and 77. Within 0.4 miles of the project are bus stops serving additional ART, MetroBus and OmniRide routes.

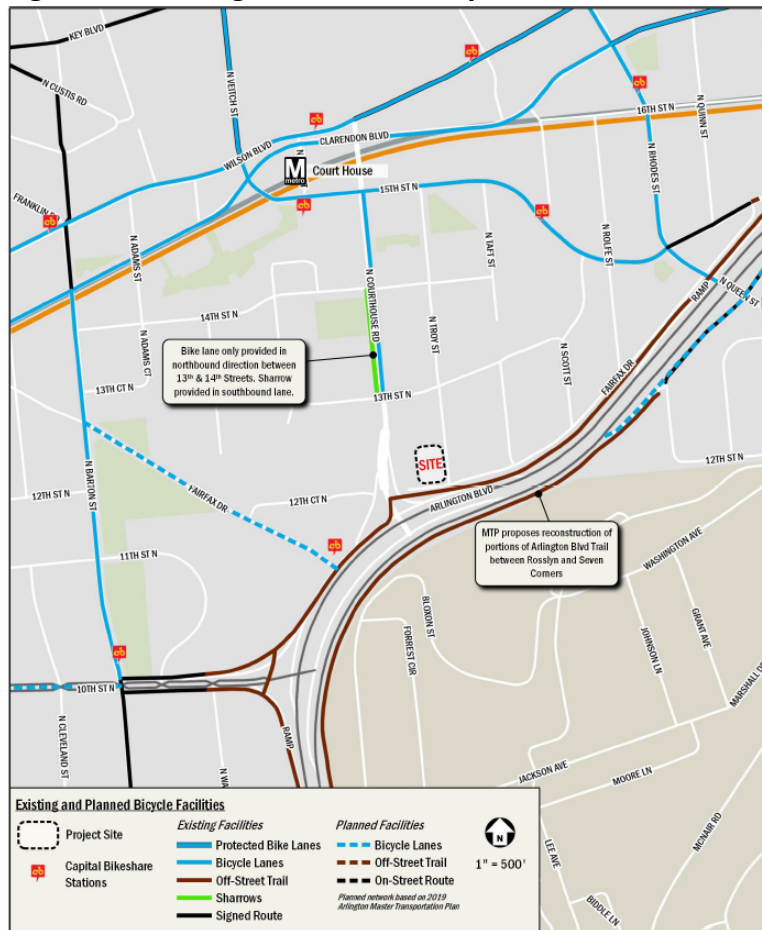


Figure 33. Master Transportation Plan Map



**Bicycle Facilities:** The site is well served by bicycle facilities, with access to on- and off-street bicycles facilities including the Arlington Boulevard Trail and on North Courthouse Road, 15<sup>th</sup> Street North, North Barton Street, Clarendon Boulevard and Wilson Boulevard. In addition, existing bicycle facilities have been recommended by the MTP to be upgraded in the future, including adding bicycle lanes along Fairfax Drive between North Barton Street and 12<sup>th</sup> Court North, along the Arlington Boulevard Frontage Road between North Rolfe Street and North Meade Street, and along 10<sup>th</sup> Street west of North Barton Street. There are also 3 existing Capital Bikeshare stations within a ¼ mile of the site, located at 15<sup>th</sup> Street North & North Scott Street, 15<sup>th</sup> Street North & North Uhle Street (Court House Metro Station) and Arlington Boulevard & Fairfax Drive. As part of the project, the applicant proposes 68 Class 1 residential bicycle parking spaces located in the underground parking garage, as well as at least 4 Class 3 residential visitor bicycle parking spaces serving new residents.

**Figure 34. Existing and Planned Bicycle Facilities**



**Multimodal Transportation Analysis and Trip Generation:** A Multimodal Transportation Assessment (MMTA) was submitted by the applicant, prepared by Grove/Slade, dated August 2, 2022. The analysis concluded the proposed development will generate an additional 23 vehicular, 36 transit, 4 pedestrian and 2 bicycle trips per hour during the AM peak period and 25 vehicular, 40 transit, 5 pedestrian and 2 bicycle trips per hour during the PM peak period. The analysis assumed approximately 61% of residential trips would be made by modes other than automobiles (walk, bike or transit). The analysis also assessed the impact of the development on the adjacent street, sidewalk, transit, and bicycle network and considered additional trips generated by approved unbuilt projects and transportation improvements to be completed within the study area.

**Sustainable Design:** The building is proposed to be designed to achieve a LEED Gold certification and is seeking additional density (0.35 FAR) under the [Green Building Density Incentive Program](#). The applicant will fulfil the corresponding additional criteria including energy optimization performance improvement and an ENERGY STAR Score of 80. The applicant will provide the baseline prerequisites of the Green Building Incentive Policy (GBIP), including:

- ENERGY STAR appliances and fixtures

- WaterSense plumbing fixtures
- Energy benchmarking
- Electric vehicle (EV) charging (4% EV stations, 15% EV-ready infrastructure)
- Biophilia narrative
- Bird-friendly materials (8 to 36 ft of building façade)

In addition, the applicant will provide three items from the GBIP extra options list, which include:

- Envelope commissioning and air leakage test
- Renewable energy procurement
- Whole building life cycle impact reduction

**Affordable Housing:** The applicant will meet the base affordable housing requirements of the ACZO (cash contribution, on-site units, off-site nearby units or off-site units). In addition to the base affordable housing requirement, pursuant to ACZO Section 9.3, site plans located in the Fort Myer Heights North Special District shall also designate 20% of the GFA above the GLUP maximum up to the FMHN Plan maximum as affordable (which translates to 20% of 1.65 to 3.24 FAR). The FMHN Plan recommends these units be provided on site.

**Features and Amenities:** The features and amenities that benefit the community have yet to be determined as of the date of this report. However, site plan projects also deliver a number of standard benefits that are required by conditions of approval, including a Public Art contribution, Utility Fund contribution and streetscape improvements, including undergrounding of existing utilities around the site. In addition to these standard site plan improvements, the applicant will provide community benefits to mitigate the impacts of the development and further the goals and objectives of the FMHN Plan and other County adopted policies. Considerations are being made for potential contributions for affordable housing.

**Modification of Use Regulations:** The applicant requests the County Board modify the following use regulations:

Required Residential Parking Ratio: The applicant is requesting a reduced residential parking ratio of 0.48 spaces per unit, for a total of 120 residential parking spaces. The ACZO requires 1.125 parking spaces for each of the first 200 units and 1 parking space for each additional unit above 200 units, for a total of 275 residential parking spaces. As amended in 2020, the approved site plan includes a reduced residential parking ratio of 0.60 spaces per unit. The proposed residential parking ratio is under review by staff.

Additional Density: The applicant is requesting 52,967 sf (0.65 FAR) of additional density. Specifically, the applicant is requesting additional density of 28,324 sf (0.35 FAR) for LEED Gold designation and 24,643 sf (0.30 FAR) for features and amenities that benefit the community.



The approved 2011 site plan included 16,185 sf (0.20 FAR) of additional density for LEED Silver designation. The proposed bonus density is under review by staff.

Density Exclusions: The applicant is requesting a total of 6,261 sf in density exclusions for below-grade mechanical, service and storage space and above-grade vertical shafts. The approved 2011 site plan included density exclusions for below-grade storage and mechanical equipment and above-grade vertical shafts. The proposed density exclusions are under review by staff.

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