

Online Engagement Opportunity

December 1 - 12, 2022

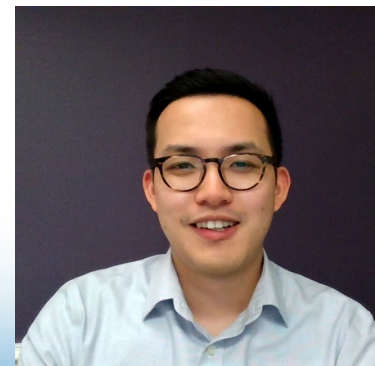
2025 Fairfax Drive (Wakefield Manor)

(SPLN22-00001)

Major Site Plan Amendment

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

Project Webpage: <https://www.arlingtonva.us/Government/Projects/Project-Types/Site-Plan/2025-Fairfax-Drive>



Agenda

- Site Location
- Proposed Amendment
- Zoning & Policy Guidance
- Topics:
 - Land Use & Density
 - Site Design & Layout
 - Historic Preservation & Neighborhood Context
 - Building Height, Form & Architecture
 - Transportation
 - Open Space & Landscaping
- Process & Next Steps



Site Location: 2025 Fairfax Drive



Existing Conditions



1 View from North Troy Street



2 View from Fairfax Drive

Proposed Amendment

	Approved (2011 Site Plan)	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
Building Height (from ASE)	124.65 ft	124.75 ft
Total Density	2.15 FAR (173,600 sf)	2.60 FAR (210,382 sf)
<i>New Density</i>	1.30 FAR (105,400 sf)	1.76 FAR (142,182 sf)
<i>Existing Density</i>	0.84 FAR (68,200 sf)	0.84 FAR (68,200 sf)
Residential Parking Spaces	189 spaces	120 spaces
<i>New Residents</i>	N/A	90 spaces
<i>Existing Residents</i>	N/A	30 spaces
Residential Parking Ratio	1.01 spaces/unit	0.48 spaces/unit
Modifications	Reduced residential parking ratio Bonus density Increased compact parking ratio Density exclusions	Reduced residential parking ratio Bonus density Density exclusions

Site Background

- Original site plan (SP #417) was approved in 2011, but never built
- Site Plan validity was extended and is set to expire July 1, 2023



Site Background (continued)

Approved 2011 Site Plan Features

- Building separation of 13.5 to 30 ft
- Mix of architectural details
- Landscaped interior courtyard
- Site-wide sidewalk improvements
- Fairfax Drive cul-de-sac



Proposed Rendering of 2011 Site Plan



2011 Site Plan

[2011 Site Plan Staff Report](#)

Site Background (continued)

- Courthouse Manor (1940) and Wakefield Manor (1943) designed by notable architect, Mihran Mesrobian
- Blend Art Deco and Moderne styles with traditional Classical Revival characteristics
- Recognized as unique garden-apartment buildings and identified as “Essential” properties on the Historic Resources Inventory (HRI)



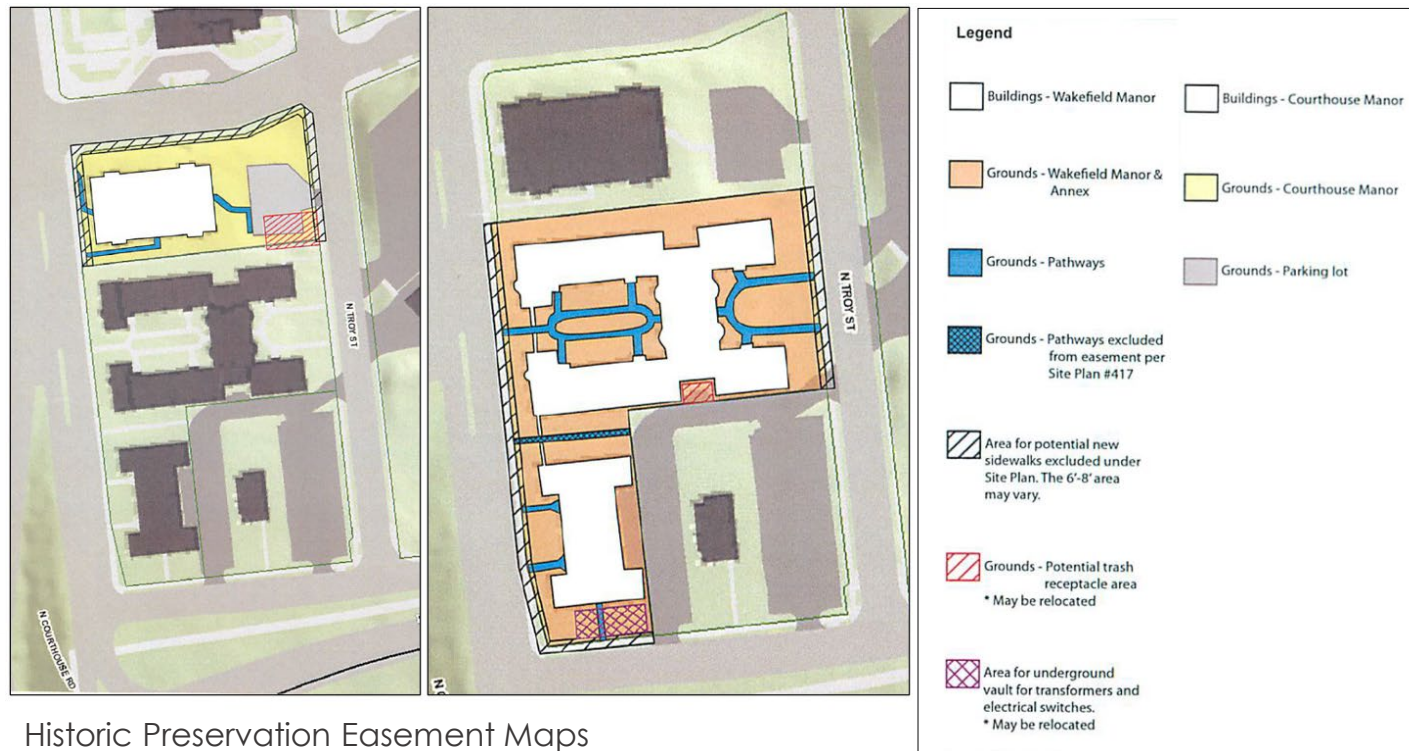
Courthouse Manor



Wakefield Manor

Site Background (continued)

- Historic preservation easement was recorded in 2016, which protects Courthouse Manor and Wakefield Manor in perpetuity
- Transfer of Development Rights (TDR) to Wendy's Site (SP #435) at 2025 Clarendon Boulevard was vested in 2016



Historic Preservation Easement Maps

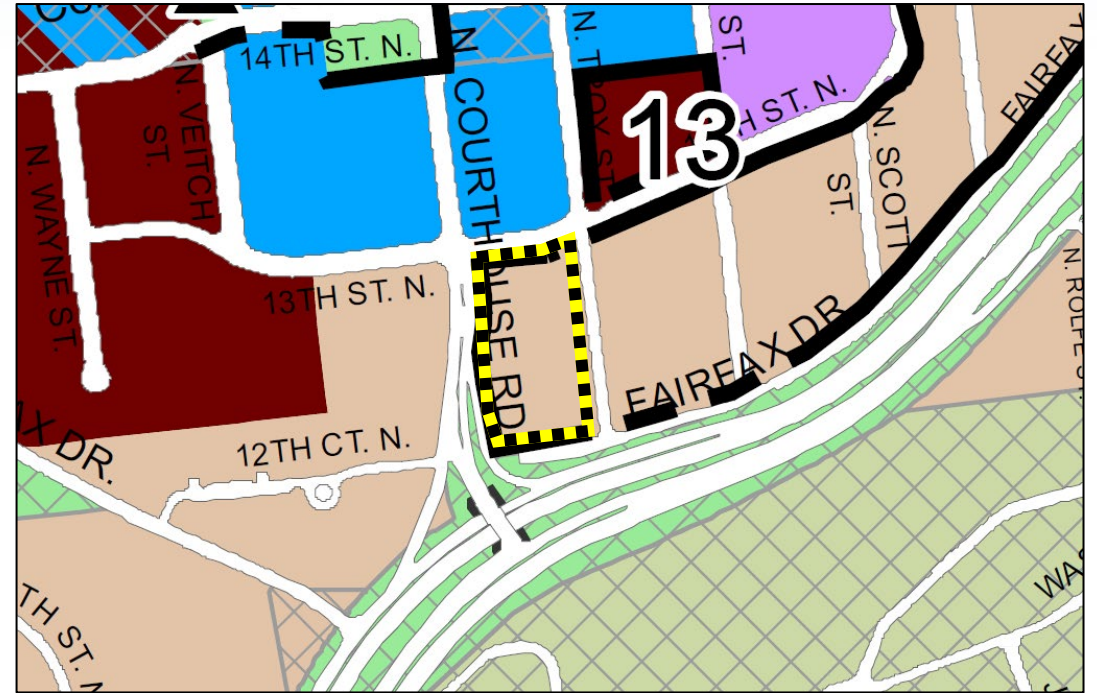
Land Use

General Land Use Plan (GLUP):

- “Medium” Residential (37-72 du/ac)
- Fort Myer Heights North Special District (GLUP Note 22)

Notes

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



Residential

	Low	1-10 units per acre	R-20, R-10, R-10T, R-8, R-6, R-5
	Low	11-15 units per acre	R2-7, R15-30T
	Low-Medium	16-36 units per acre	R15-30T, RA14-26, RA8-18
	Medium	Up to 37-72 units per acre	RA7-16, RA6-15, RA-H

Symbols

M	Metro Station (Existing)
▲	General Location for Public Space
●	Memorial
▨	Public Ownership

Zoning

Existing/Proposed Zoning:

RA8-18, Multiple-Family Dwelling District

Fort Myer Heights North Special District (ACZO §9.3)

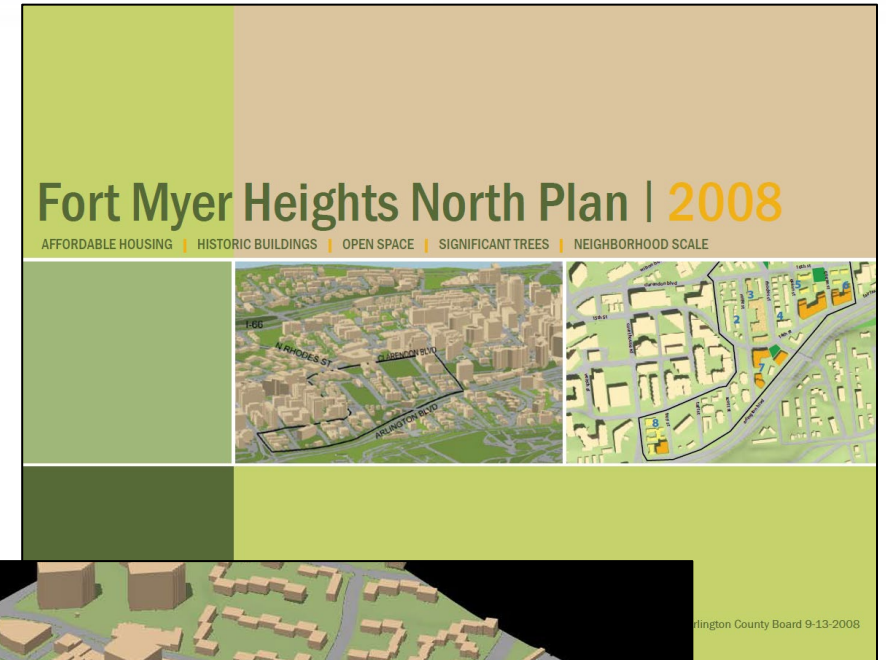
- Up to 3.24 FAR (eligible for bonus density)
- Up to 12 stories and 125 feet
- 20% of GFA above GLUP max as affordable



Policy Guidance

Fort Myer Heights North Plan

- Preservation and construction of **affordable housing**
- Preservation of **neighborhood character** and **historic buildings**
- Preservation of tree cover and **significant trees**
- Provision of public and private **open space**
- An improved neighborhood edge and **pedestrian-oriented streetscape** along Fairfax Drive



Policy Guidance (continued)

Achieving Community Goals

- Affordable housing contribution
- Preservation of historic buildings
- Open spaces should evoke the “garden” element of the garden apartment concept
- Significant trees identified in Plan be preserved or replaced
- Gateway treatment at Fairfax Drive and North Courthouse Road
- Enhanced streetscape on Fairfax Drive



Policy Guidance (continued)

Design Guidelines

- Architectural elements, materials, patters and colors drawn from or inspired by Colonial Revival or Art Deco style garden apartments
- Building facades meet sidewalk on Fairfax Drive and setback on side streets
- Appropriate tapers and setbacks compatible with neighborhood scale



Existing site photos

Policy Guidance (continued)

Design Guidelines

- Site design should reflect garden apartment aesthetic of open lawns and trees
- Verdant open spaces clearly viewed by residents and passersby
- Landscaping and continuous sidewalks throughout entire site
- Limited curb cuts and parking/loading access on primary streets (Fairfax Drive)

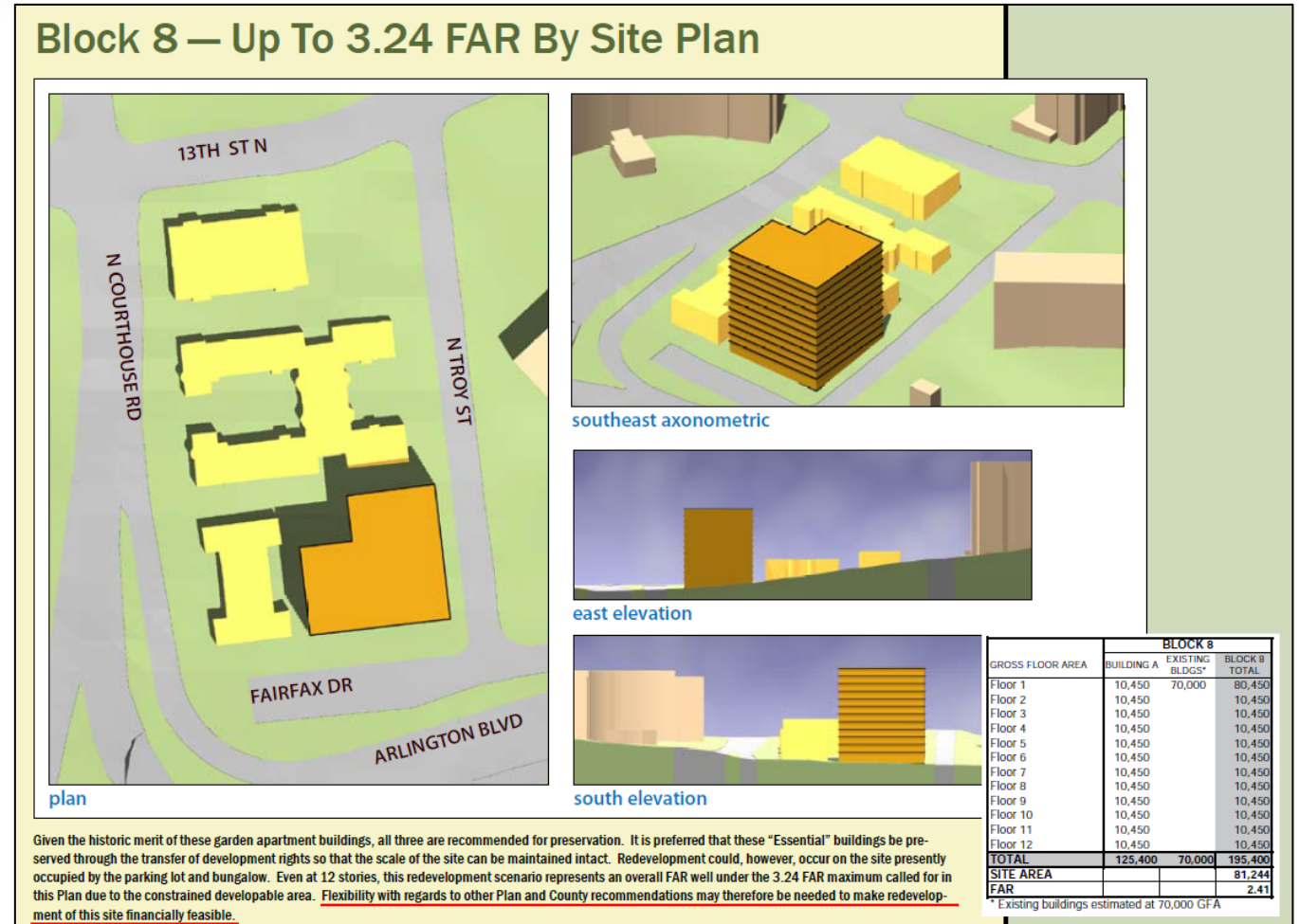


Existing site photos

Policy Guidance (continued)

Illustrative Examples

- Site is identified in the illustrative examples as likely to redevelop (Block 8)
- Given the limited developable area, flexibility with regards to other Plan and County recommendations may therefore be needed to make redevelopment of this site financially feasible



FMNH Plan Illustrative Example

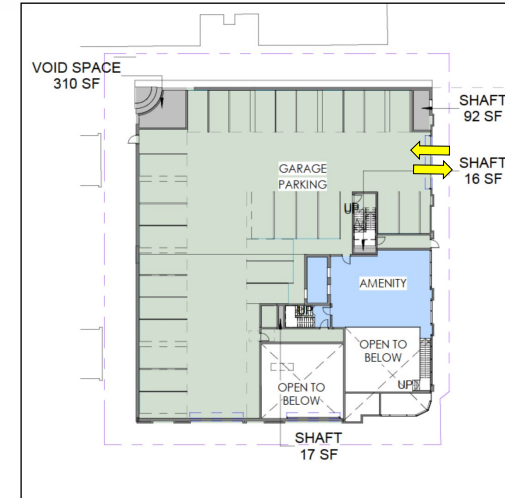
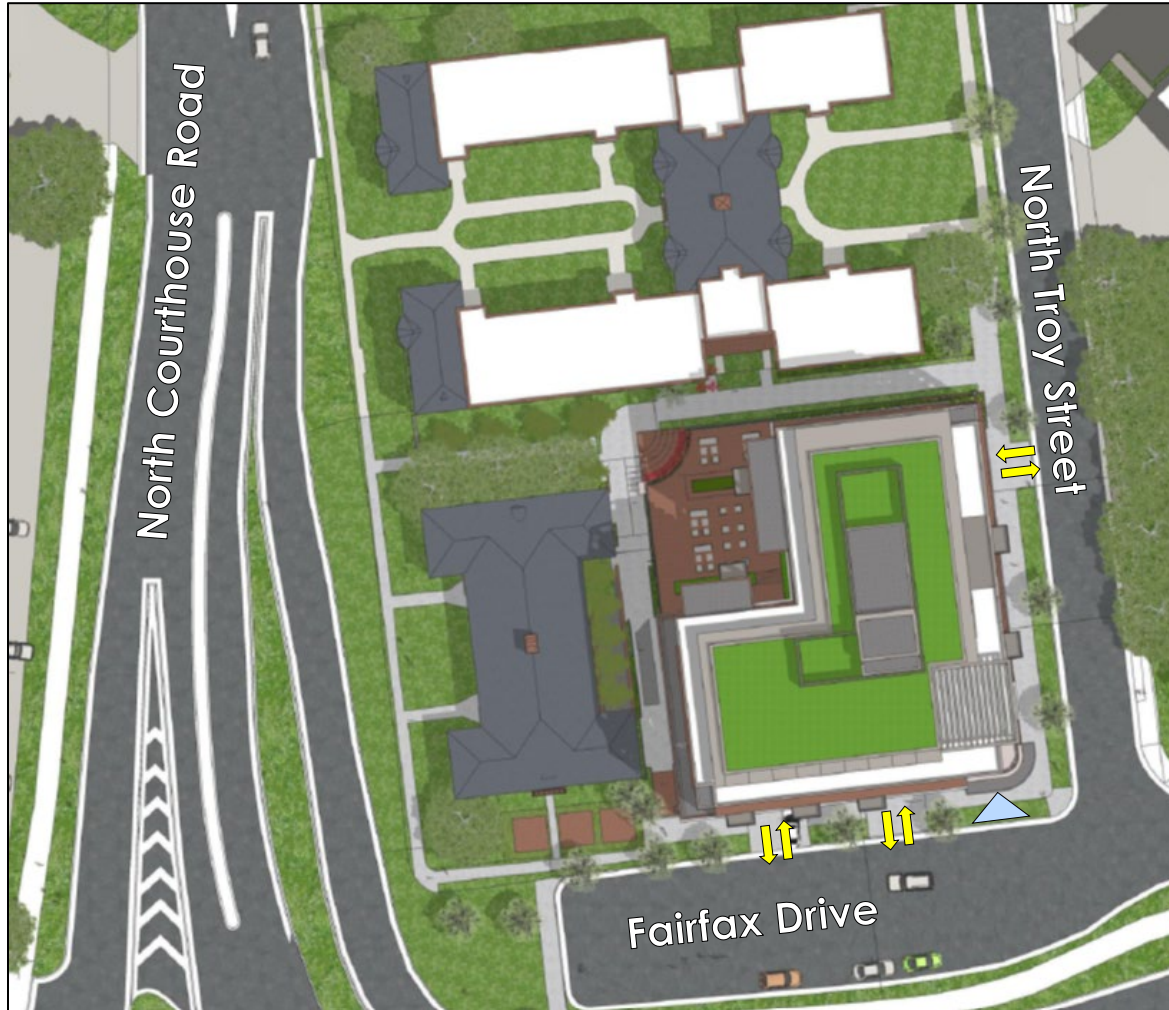
Land Use & Density

- Pursuant to ACZO Section 9.3, the County Board may approve bonus density for achieving goals consistent with the intent and design guidelines of the Fort Myer Heights North Plan

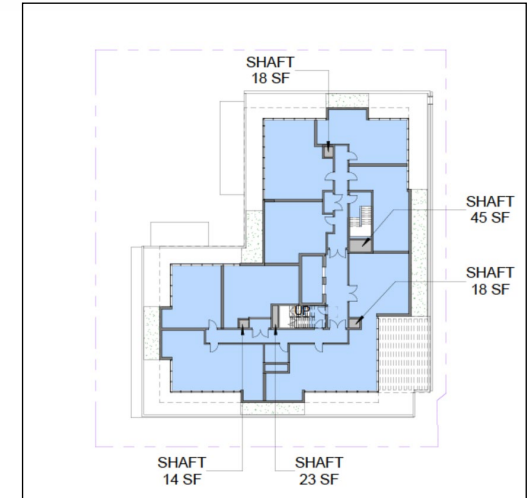
	Proposed
Site Area	1.858 acres (80,927 sf)
Base Density	1.95 FAR (157,415 sf)
+ ACZO/FMNH Plan	3.24 FAR (262,203 sf)
- TDR	1.29 FAR (104,789 sf)
Bonus Density	0.65 FAR (52,967 sf)
+ LEED Gold	0.35 FAR (28,324 sf)
+ Community Benefits	0.30 FAR (24,643 sf)
Total Site Density*	2.60 FAR (210,382 sf)

* Inclusive of existing Courthouse and Wakefield Manor properties

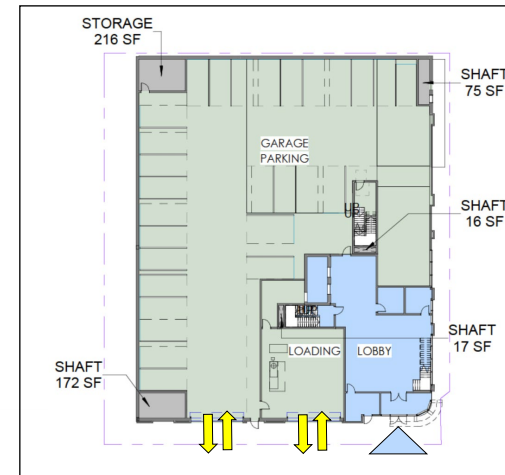
Site Design & Layout



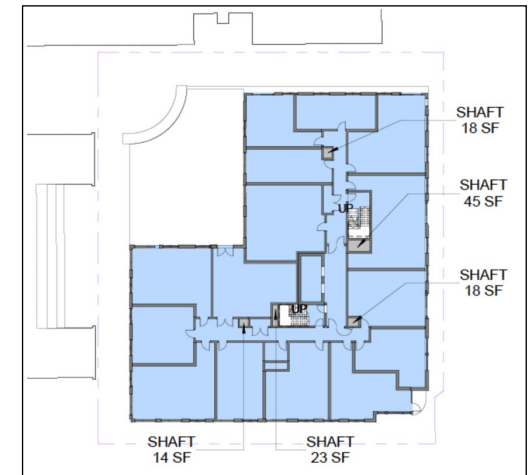
Mezzanine Level



Top Level



Ground Level



Second Level

Historic Preservation & Neighborhood Context



Rendering Looking North



Rendering Looking South

Building Height, Form & Architecture



North Elevation

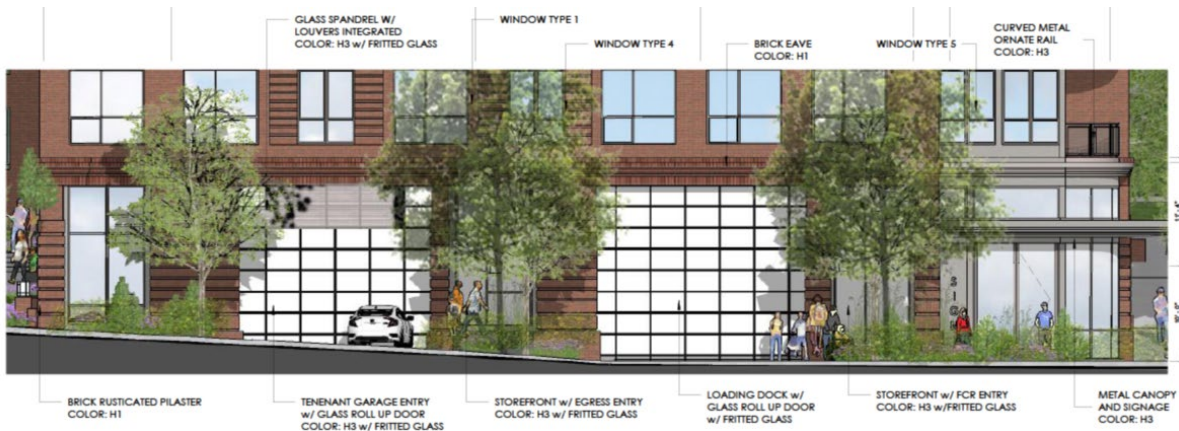


West Elevation

Building Height, Form & Architecture



West Elevation

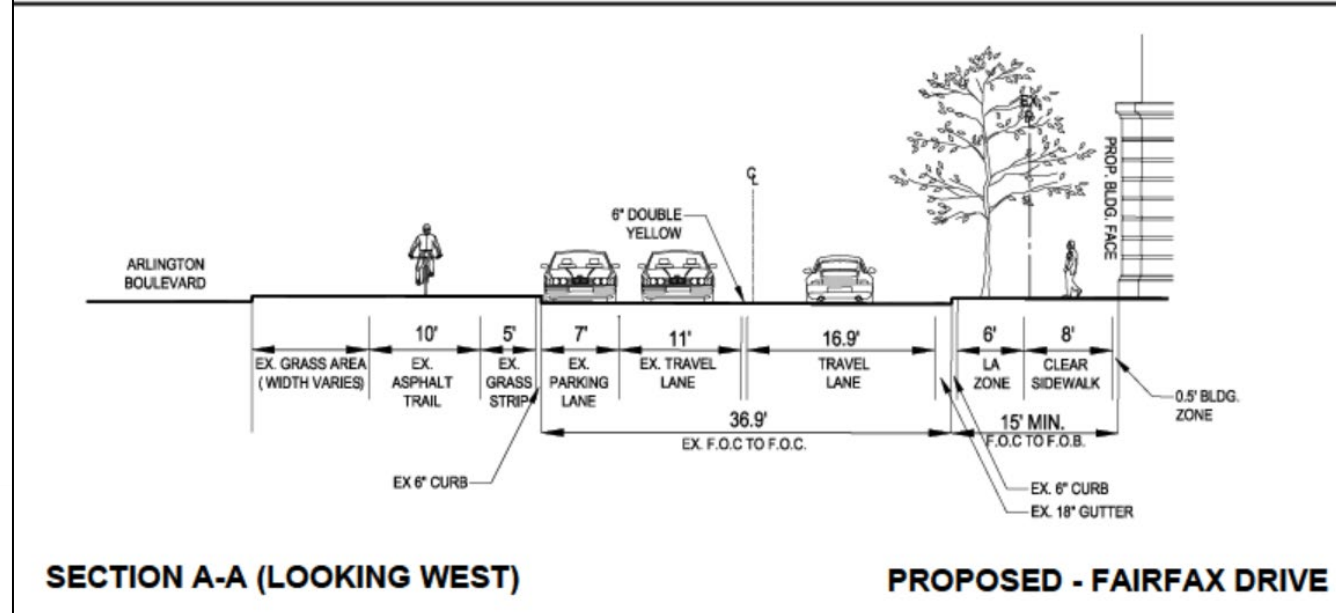
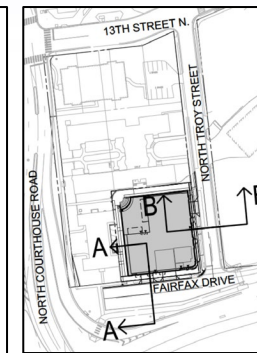
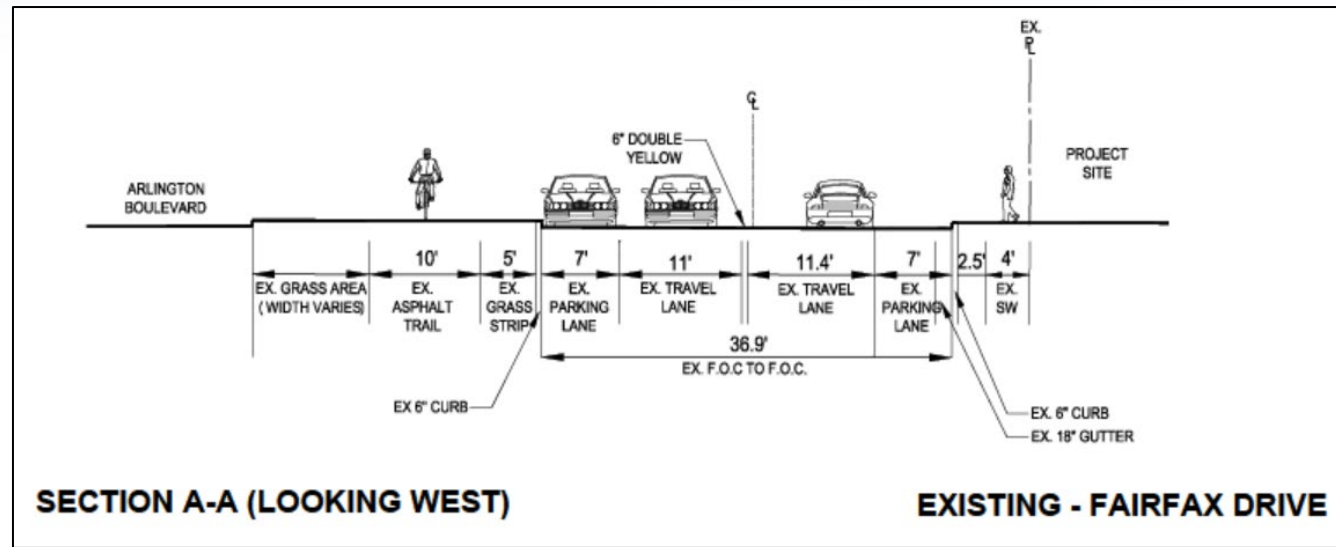


North Elevation

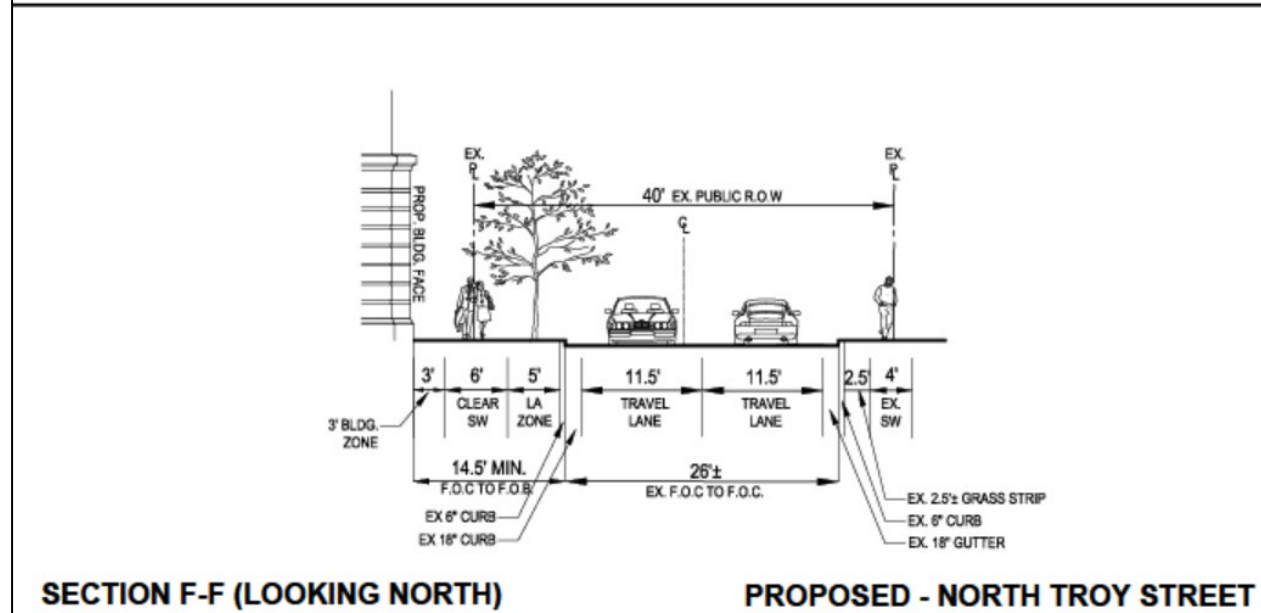
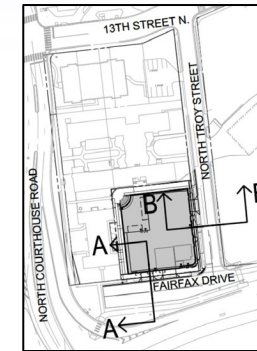
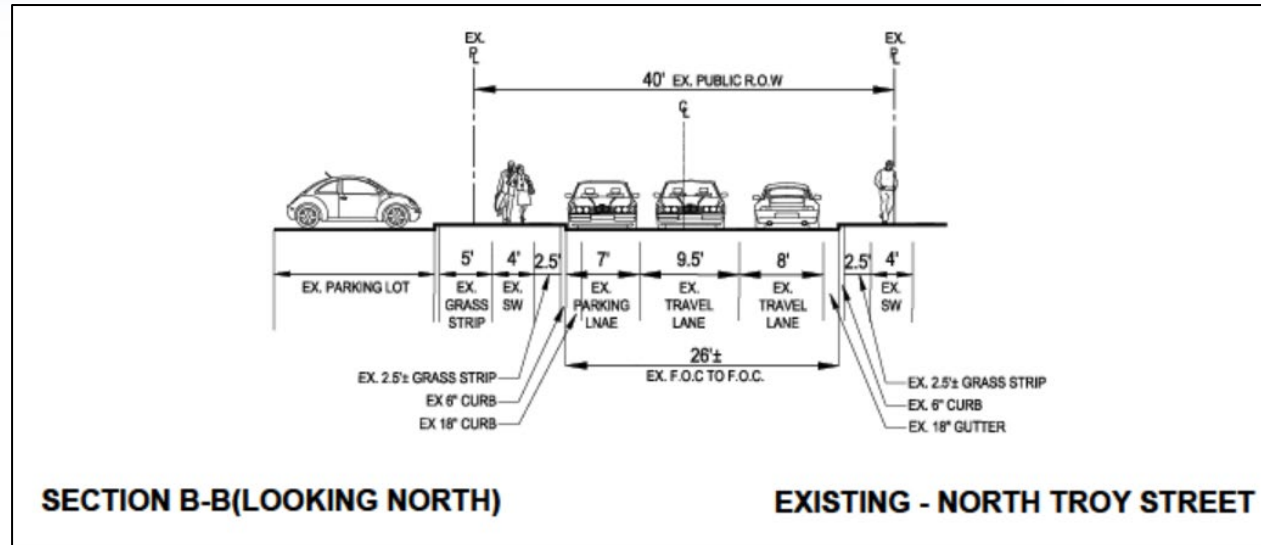


Sample Materials

Transportation



Transportation



Transportation

Parking/Loading Information

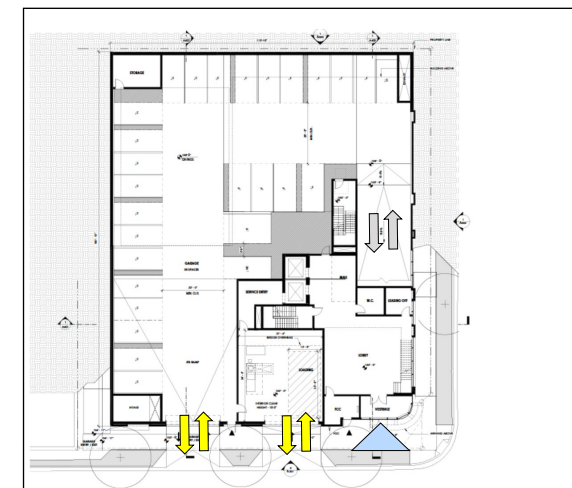
- 120 residential parking spaces
- 68 Class 1 bicycle parking spaces in new building
- 1 loading space in new building
- 10 residential visitor spaces on existing surface lot

	Requirement	Proposed
Residential Parking Spaces	275 spaces	120 spaces
<i>New Building</i>	-	90 spaces
<i>Existing Building</i>	-	30 spaces
ACZO Residential Parking Ratio	1.125 spaces/unit for first 200 units, then 1 space/unit	0.48 spaces/unit
Min. Parking Requirement*	0.30 spaces/unit	

* Based on Off-street Parking Guidelines for Multi-family Residential Projects

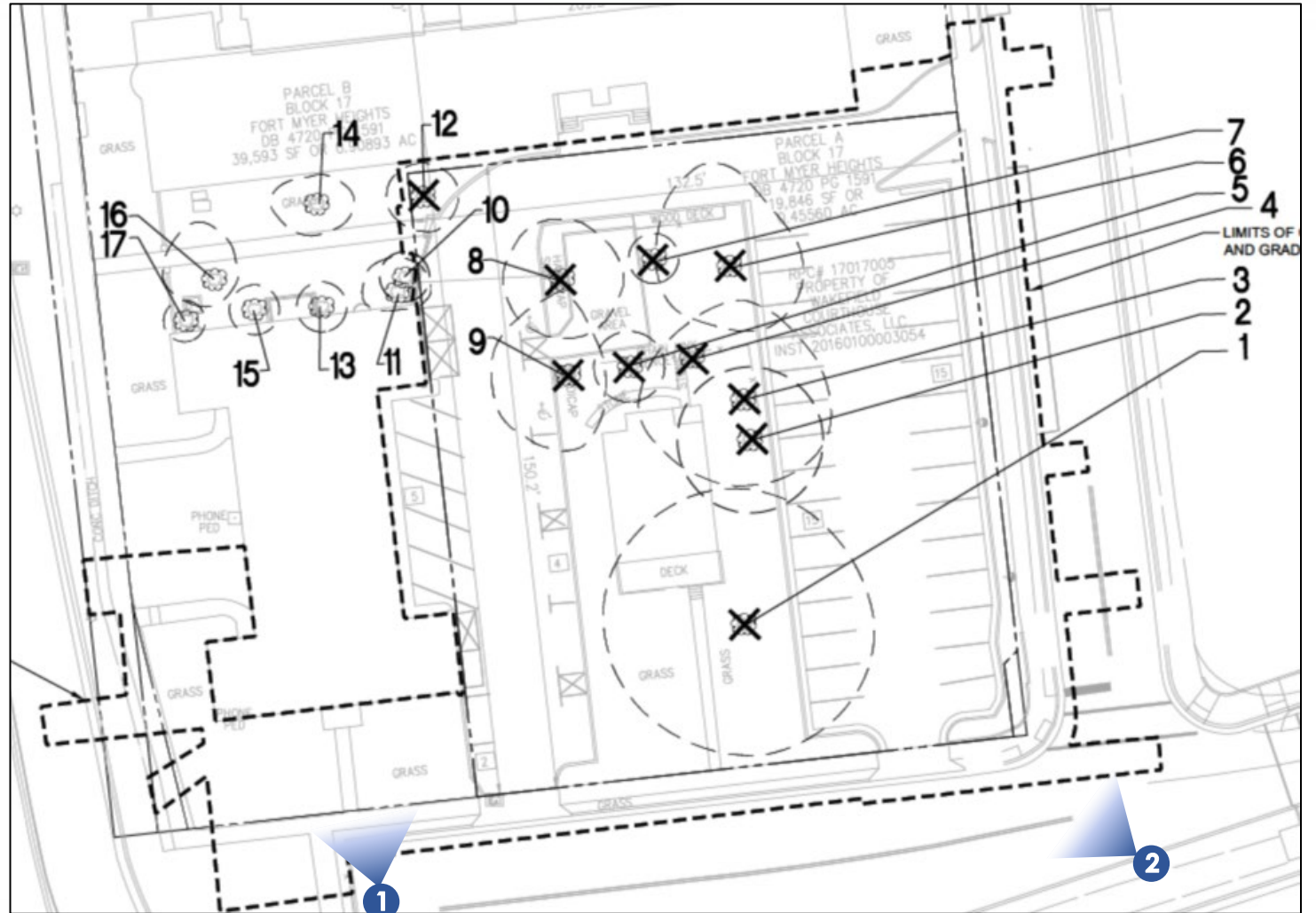


Mezzanine Level



Ground Level

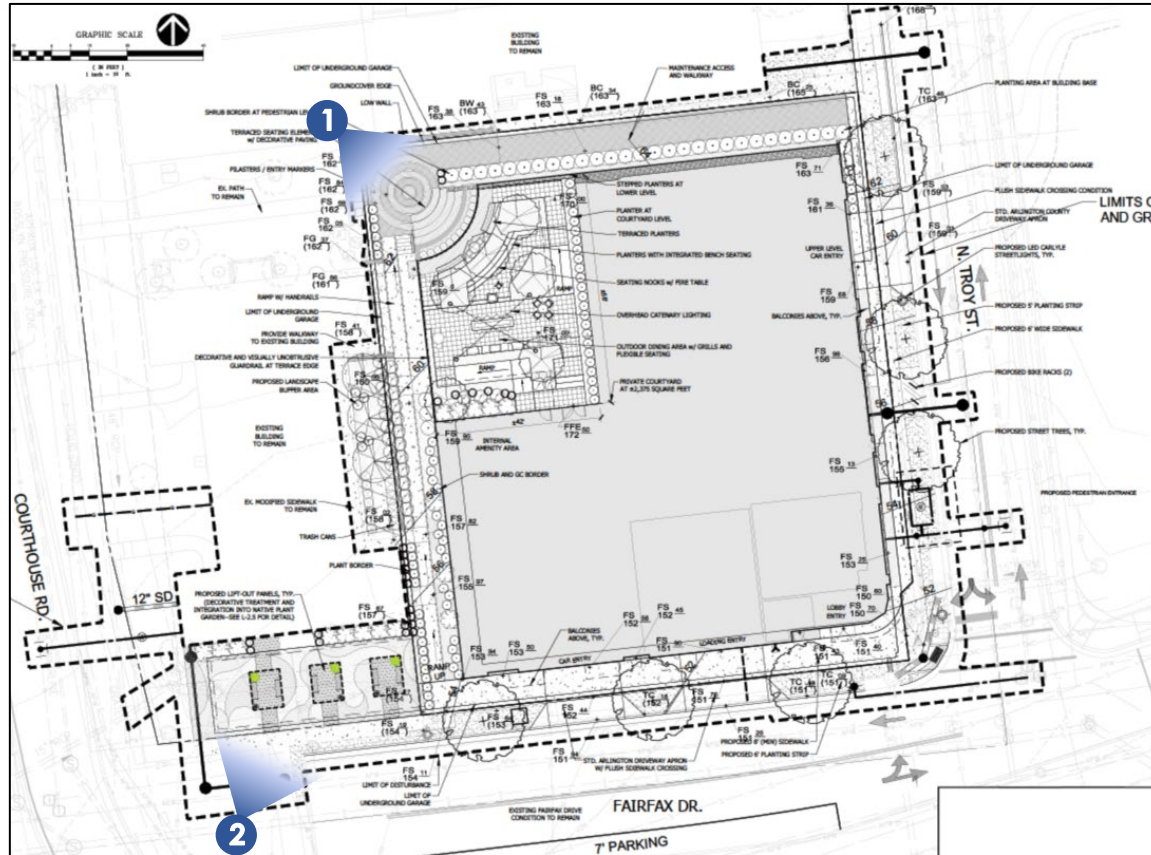
Open Space & Landscaping



Tree Survey



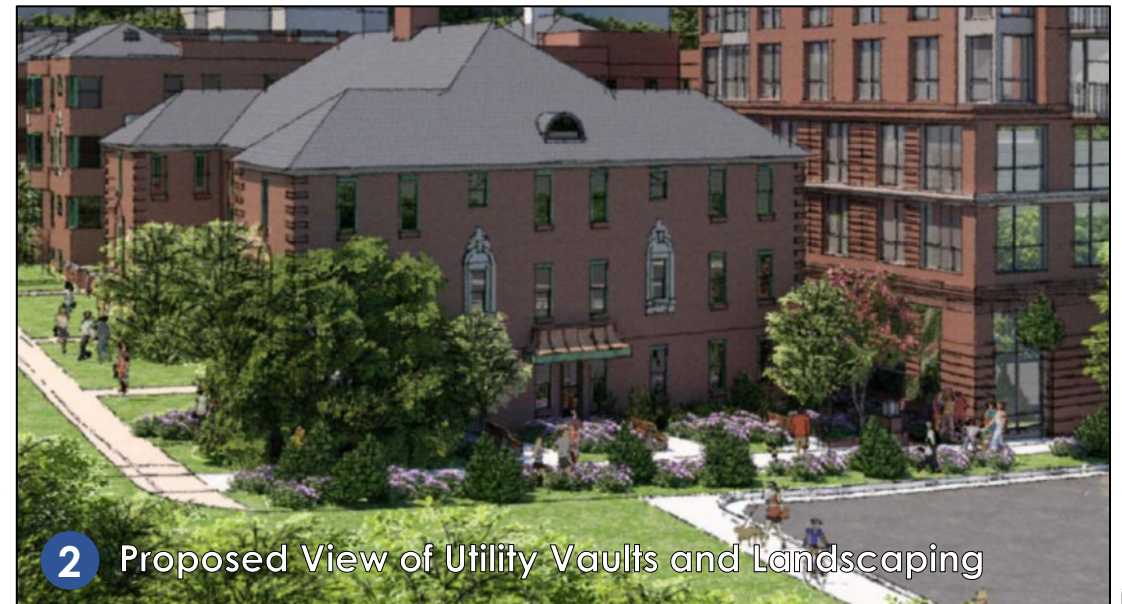
Open Space & Landscaping



Conceptual Landscape Plan



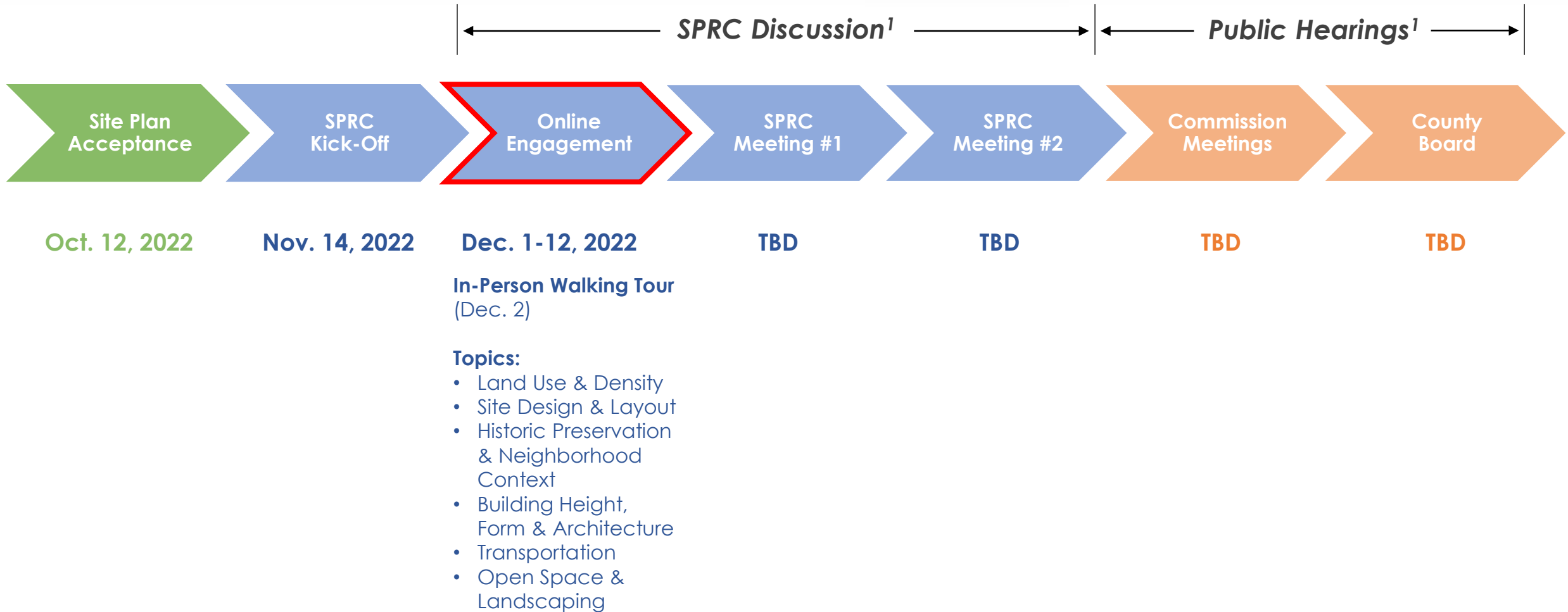
1 Proposed View of Elevated Private Courtyard



2 Proposed View of Utility Vaults and Landscaping



Process



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

More Information

Project Webpage: <https://www.arlingtonva.us/Government/Projects/Project-Types/Site-Plan/2025-Fairfax-Drive>

Kevin Lam
Planning Division
klam@arlingtonva.us
703-228-6982

Leo Sarli
SPRC Project Chair
lsarli@me.com

Sara Steinberger
SPRC Project Chair
arlpcsteinberger@gmail.com