

Site Plan Review Committee (SPRC)

March 27, 2023

2025 Fairfax Drive (Wakefield Manor)

(SPLN22-00001)

Major Site Plan Amendment

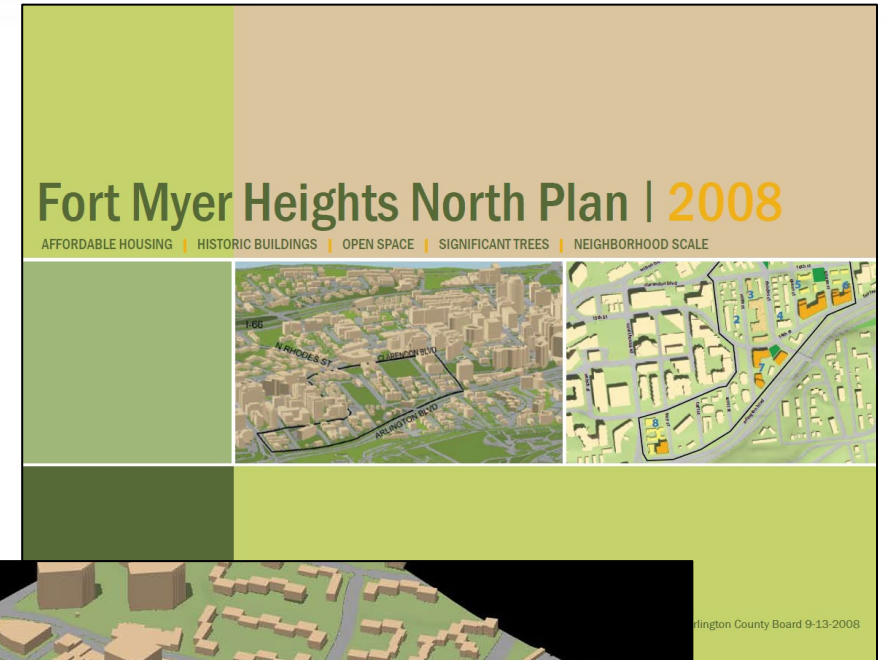
2025 Fairfax Drive (RPC #17-017-002, -005, -006)



Policy Guidance

Fort Myer Heights North (FMHN) Plan

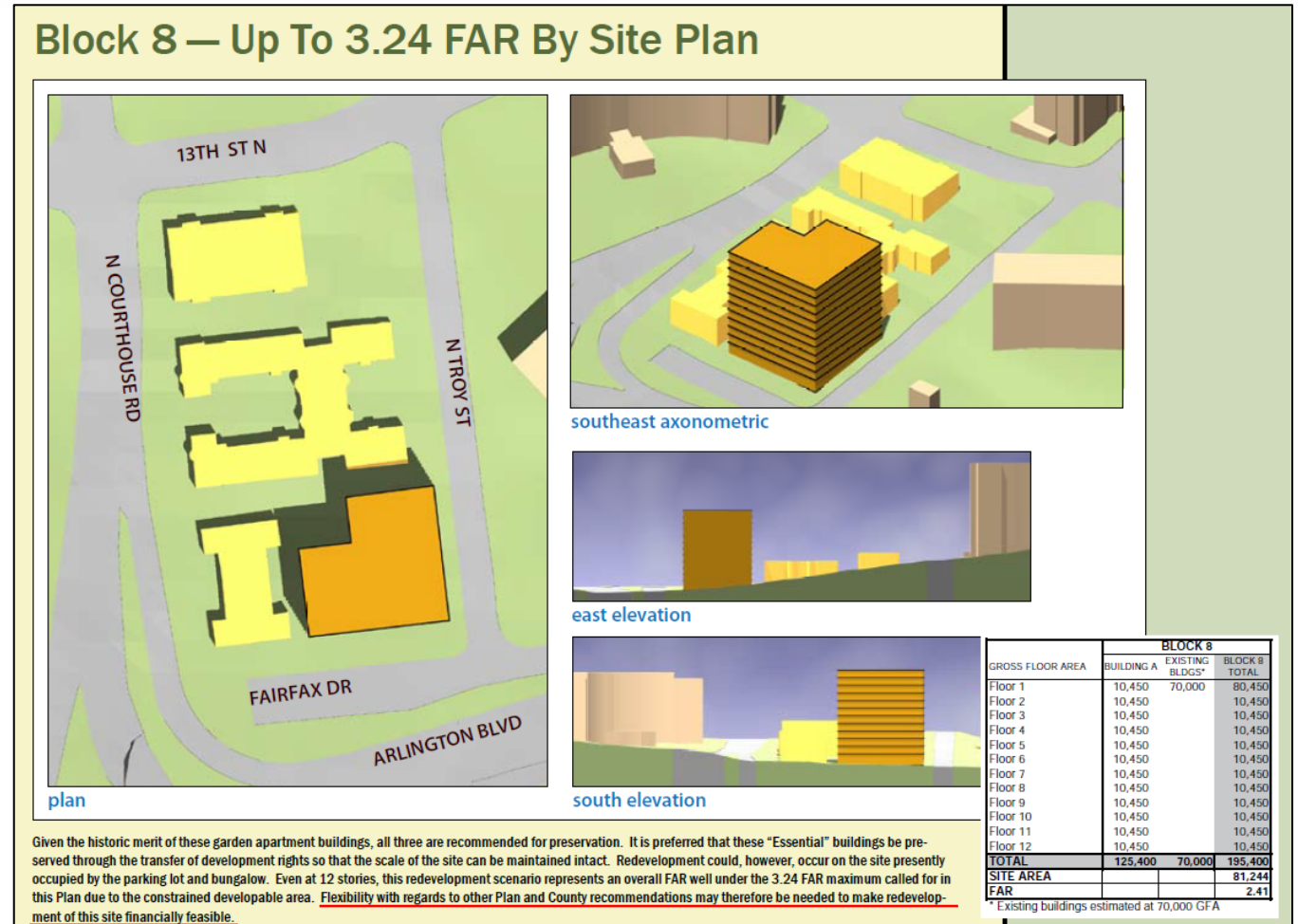
- Preservation and construction of **affordable housing**
- Preservation of **neighborhood character** and **historic buildings**
- Preservation of tree cover and **significant trees**
- Provision of public and private **open space**
- An improved neighborhood edge and **pedestrian-oriented streetscape**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



Policy Guidance

Illustrative Examples: Block 8

- Preservation of historic buildings
- 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

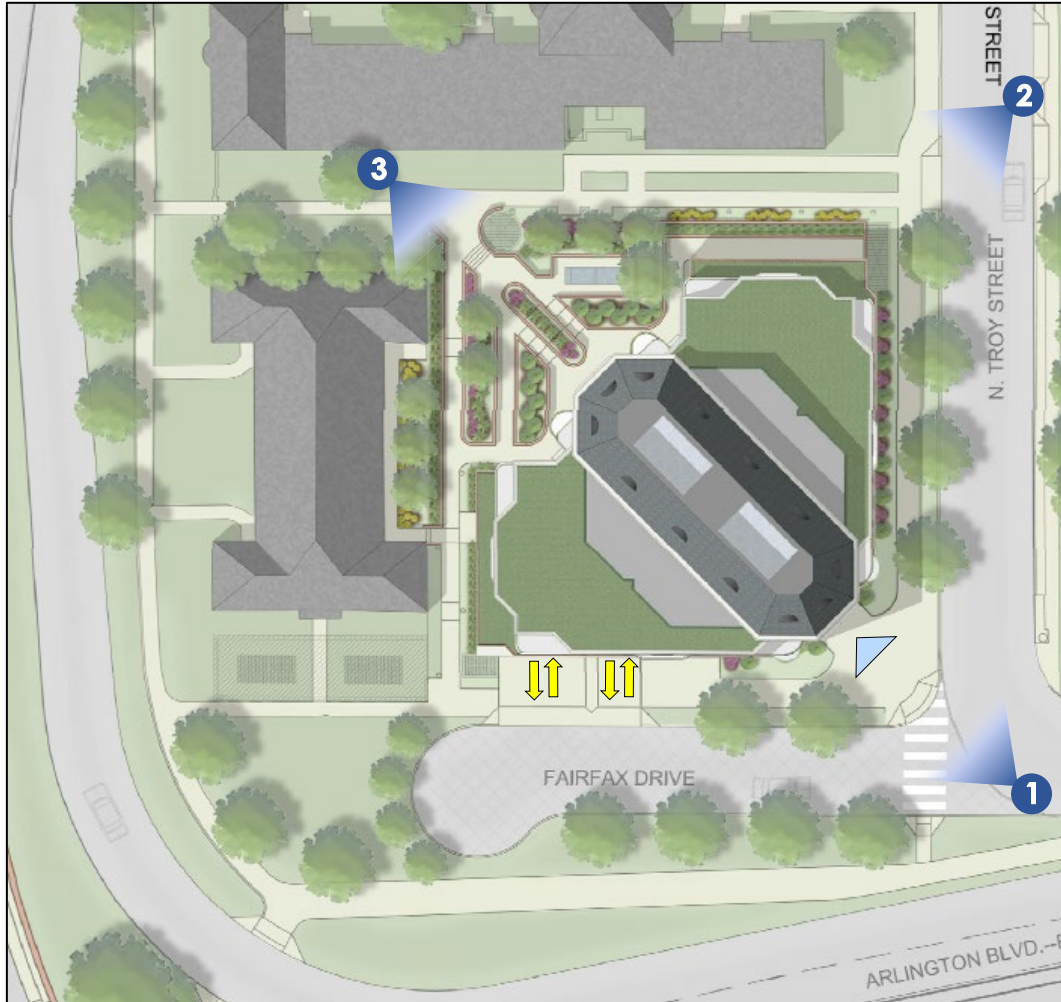


FMNH Plan Illustrative Example

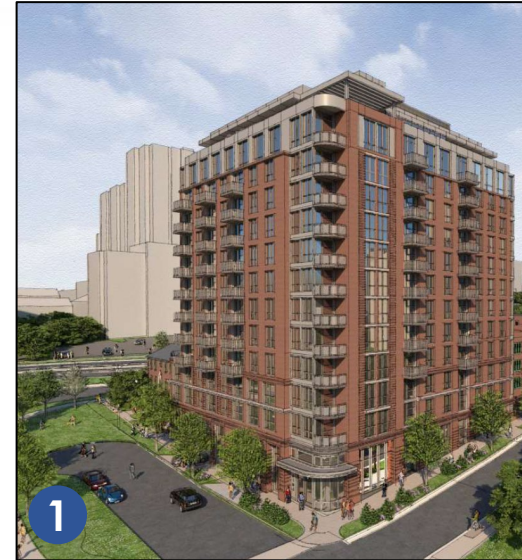
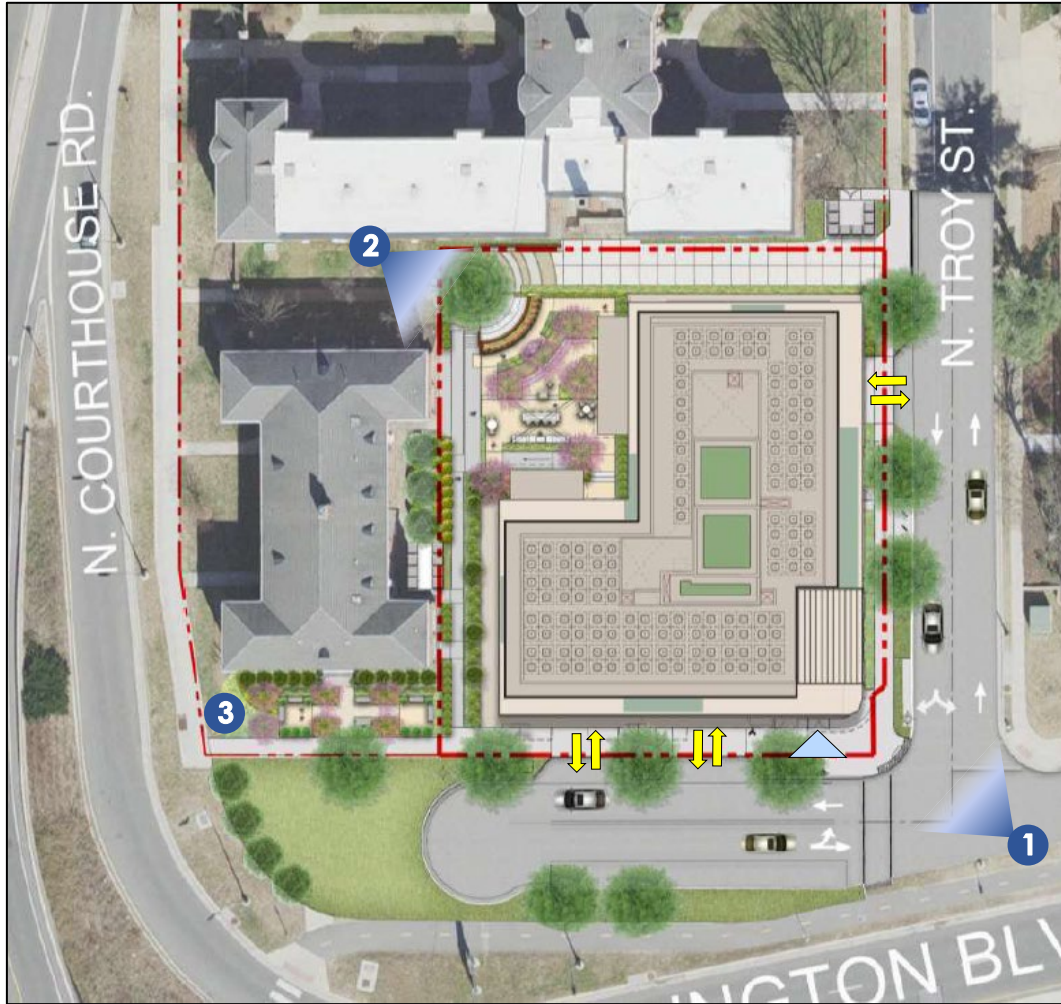
1. Land Use & Density

	Approved Site Plan	Proposed Amendment	Change
Existing Units	84 units	84 units	
New Units	+104 units	+166 units	
Total Units	188 units	250 units	+62 units
Total Density	2.15 FAR (173,600 sf)	2.60 FAR (210,382 sf)	+0.45 FAR (36,782 sf)
Existing Density	-0.84 FAR	-0.84 FAR	
New Density	1.30 FAR (105,400 sf)	1.75 FAR (142,182 sf)	+0.45 FAR (36,782 sf)

2. Site Design & Layout: Approved



2. Site Design & Layout: Proposed



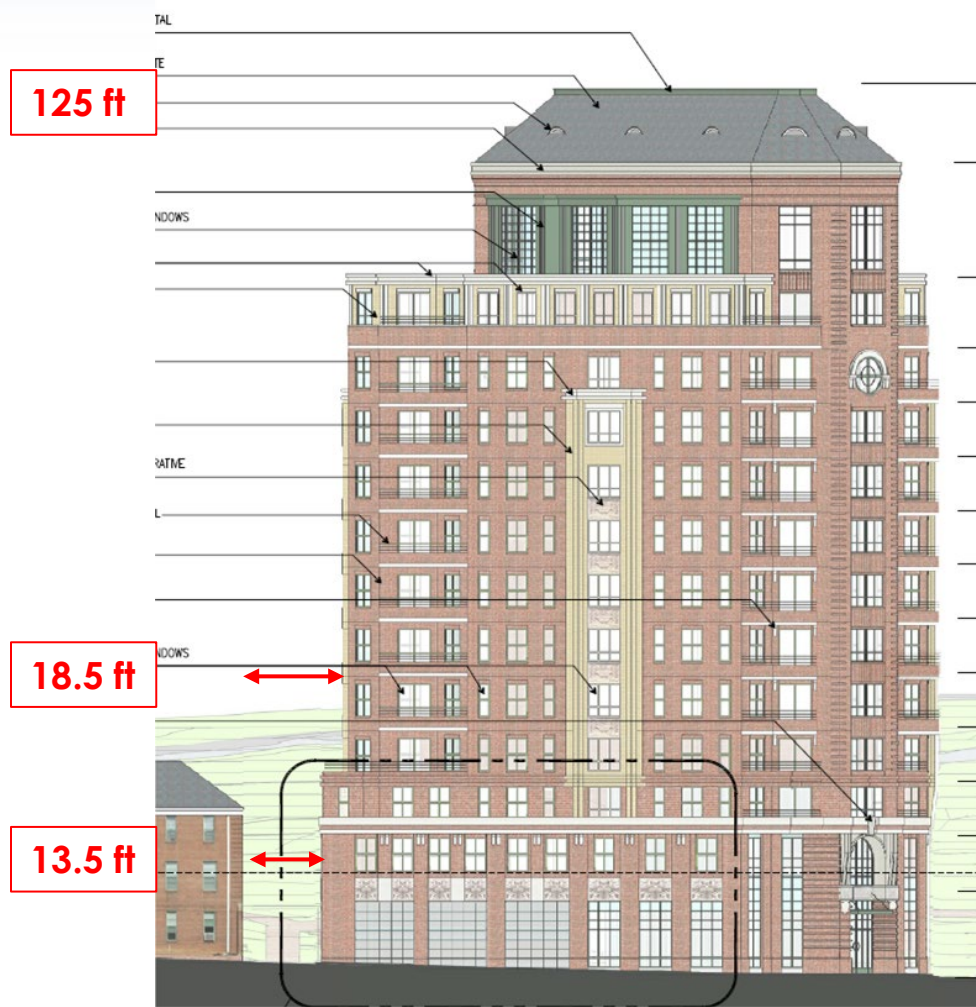
3. Building Height, Form & Architecture

FMHN Plan: Design Guidelines

- Inspired by Colonial Revival or Art Deco styles
- Appropriate tapers and setbacks compatible with neighborhood scale
- Stepbacks along Fairfax Drive should be at least 15 feet starting at the fourth floor



3. Building Height, Form & Architecture

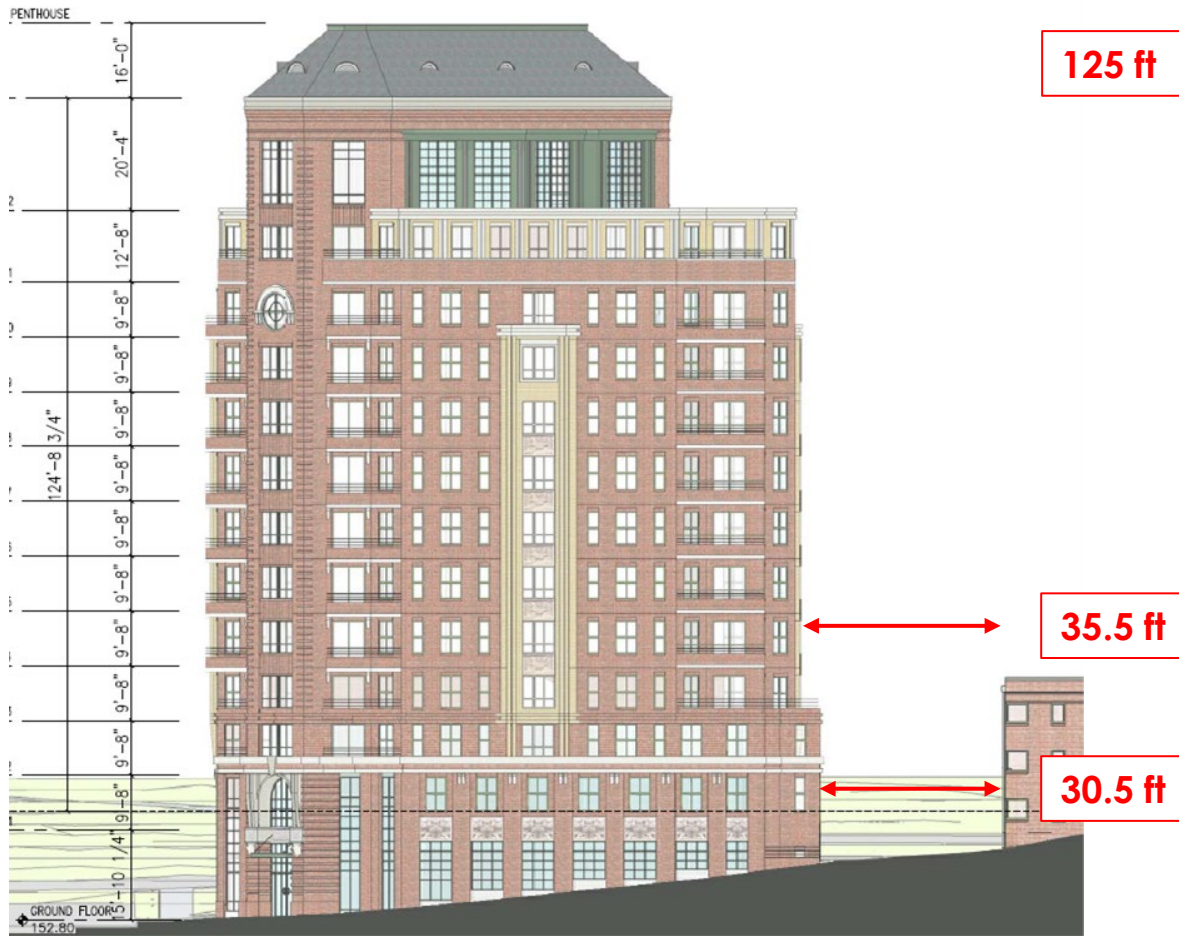


Approved North Elevation (Fairfax)



Proposed North Elevation (Fairfax)

3. Building Height, Form & Architecture



Approved West Elevation (Troy)



Proposed West Elevation (Troy)

3. Building Height, Form & Architecture



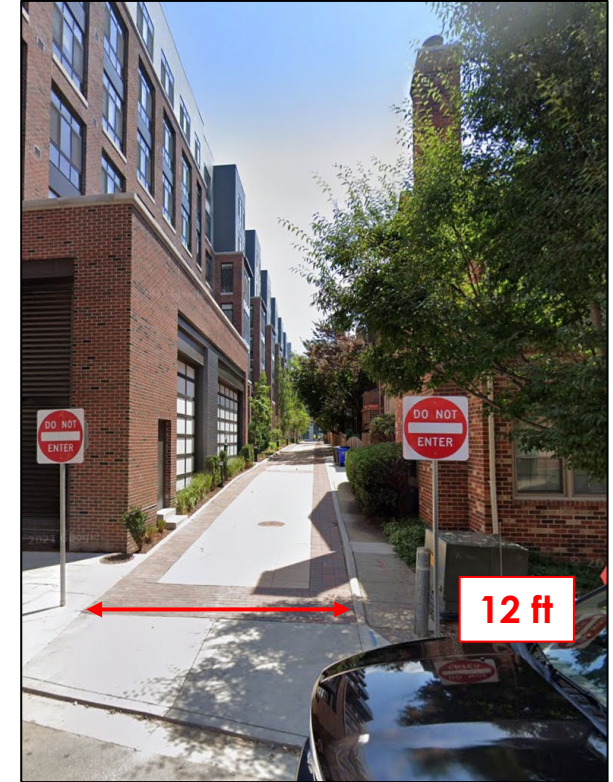
Union on Queen

- 32.5 ft separation
- Stepback above 5th floor



Sedona | Slate

- 29 ft separation
- No stepback



672 Flats

- 22 ft separation
- Stepback above 1st floor

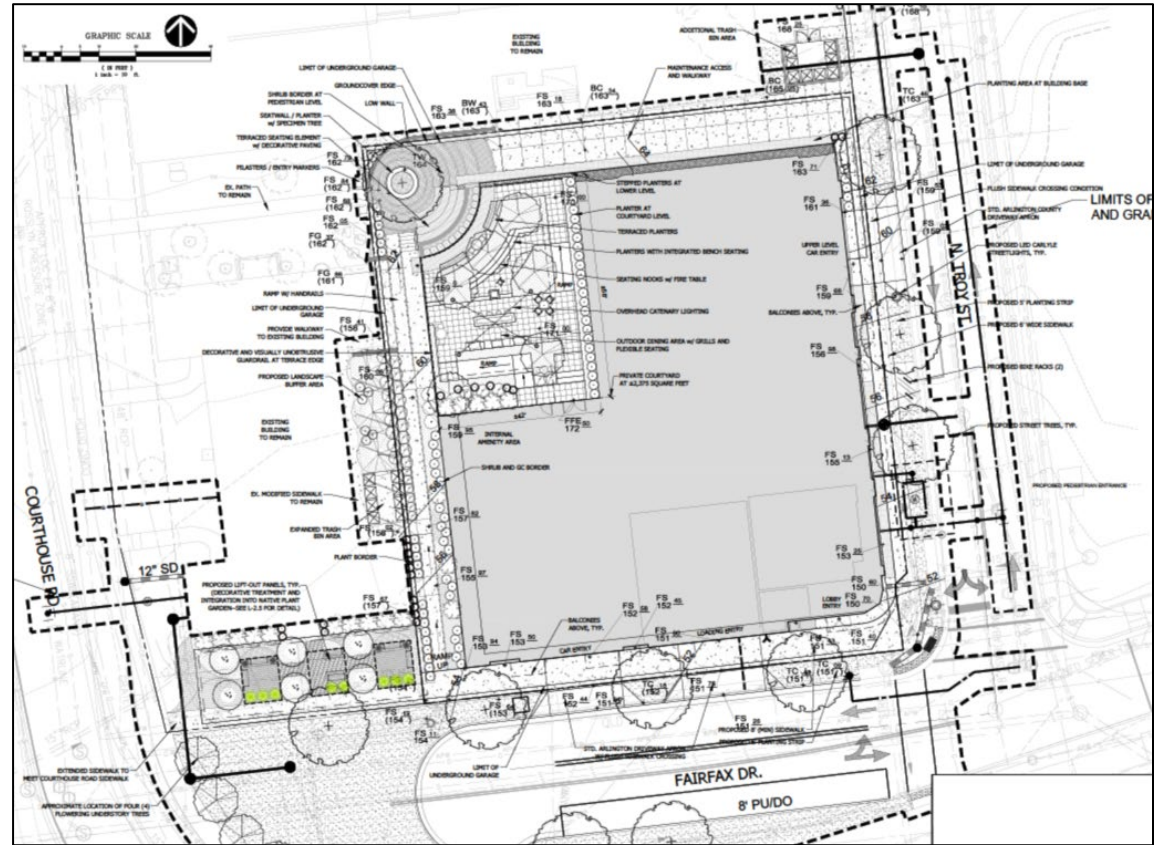
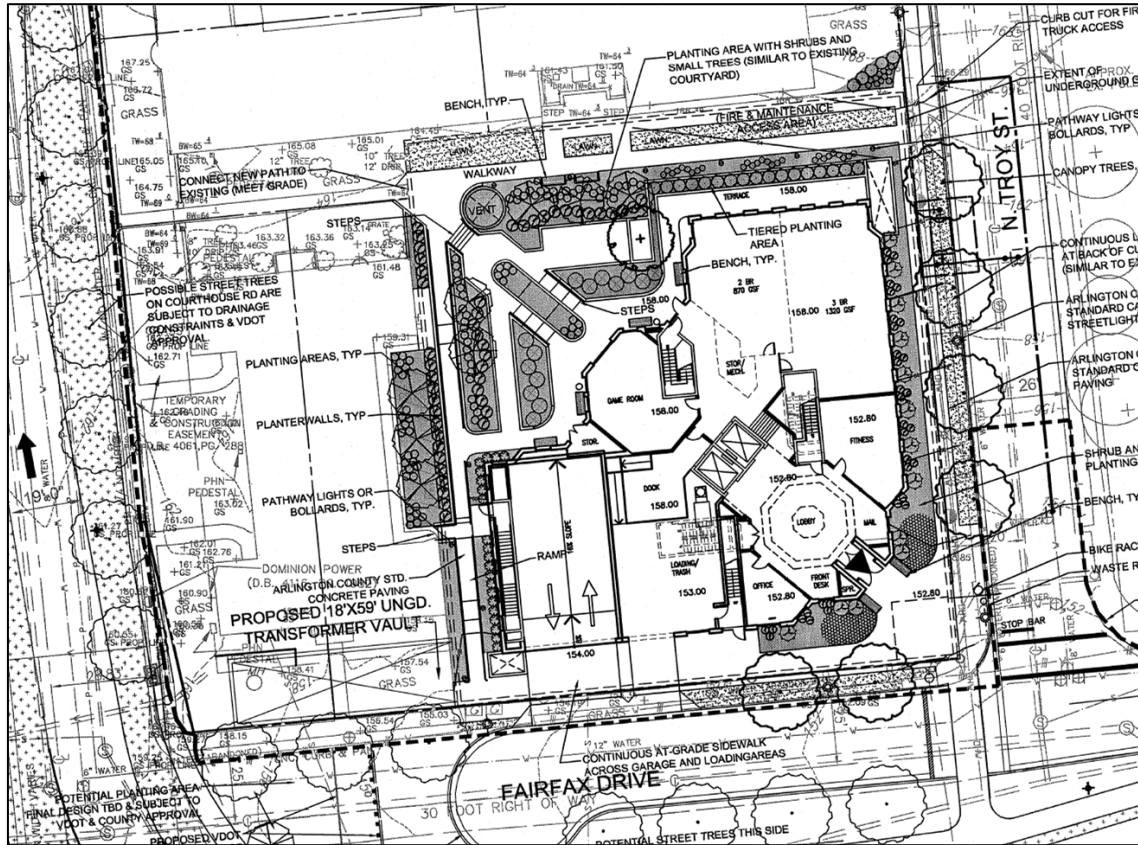
4. Open Space & Landscaping

FMHN Plan:

- Evoke garden apartment aesthetic of open lawns and trees
- Clearly viewed by residents and passersby, creating a sense of openness
- Preserve Significant Trees (or replacement per County Guidelines)



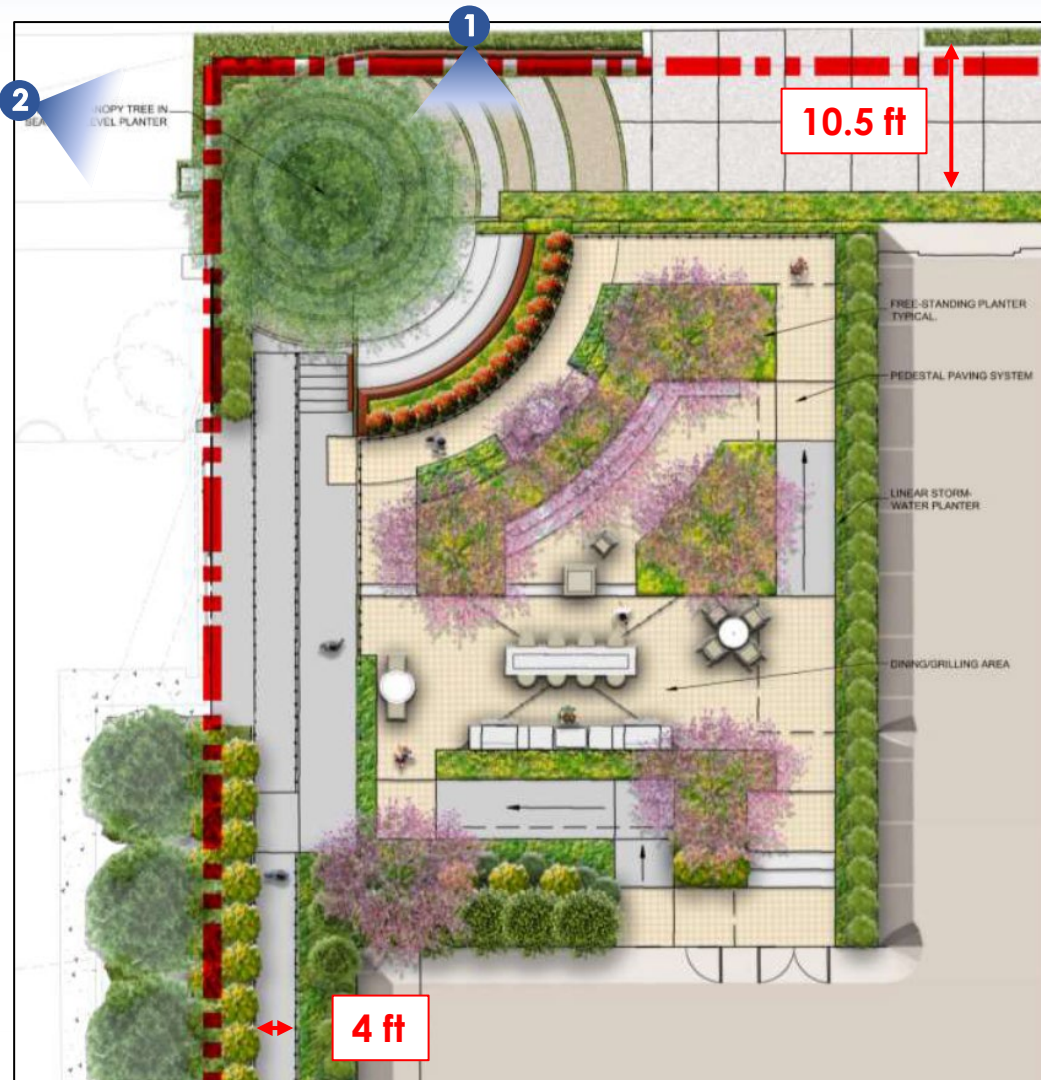
4. Open Space & Landscaping



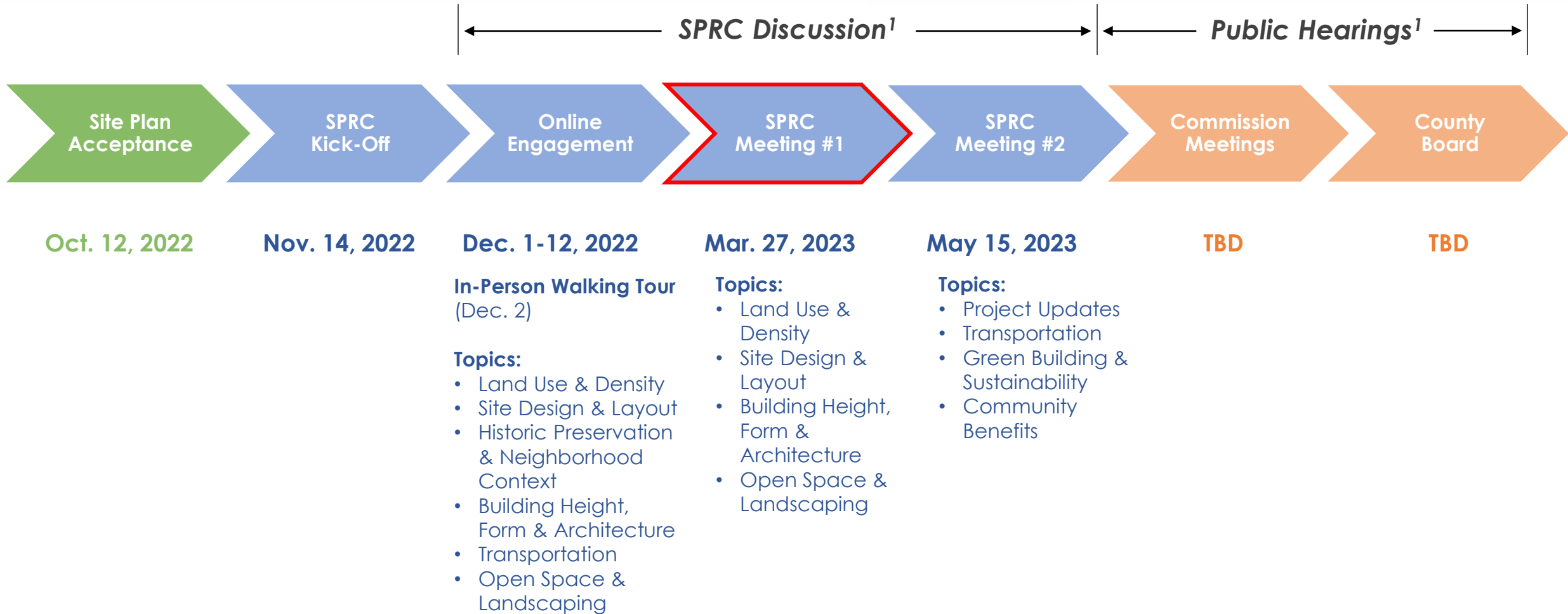
Approved Conceptual Landscape Plan

Proposed Conceptual Landscape Plan

4. Open Space & Landscaping



Process



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