

Background on Zoning and Policy Guidance

Wakefield Manor

(SPLN22-00001)

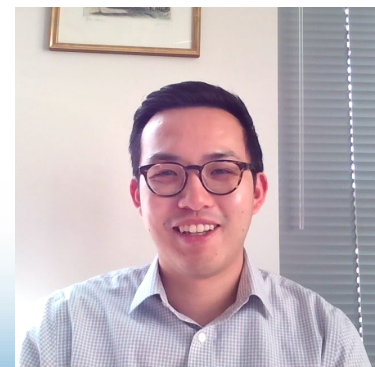
Major Site Plan Amendment

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



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



Proposal

Major Site Plan Amendment

- Remove existing single-story structure, a significant tree and two surface parking areas
- 166 new units
 - 84 existing units at Wakefield Manor and Courthouse Manor
- 120 residential parking spaces (0.48 spaces/unit)
 - 90 residential parking spaces for new building
 - 30 residential parking spaces for existing buildings



Rendering of proposed project adjacent to existing Wakefield Manor property

Site Location



Existing Conditions



Aerial View



View from North Troy Street



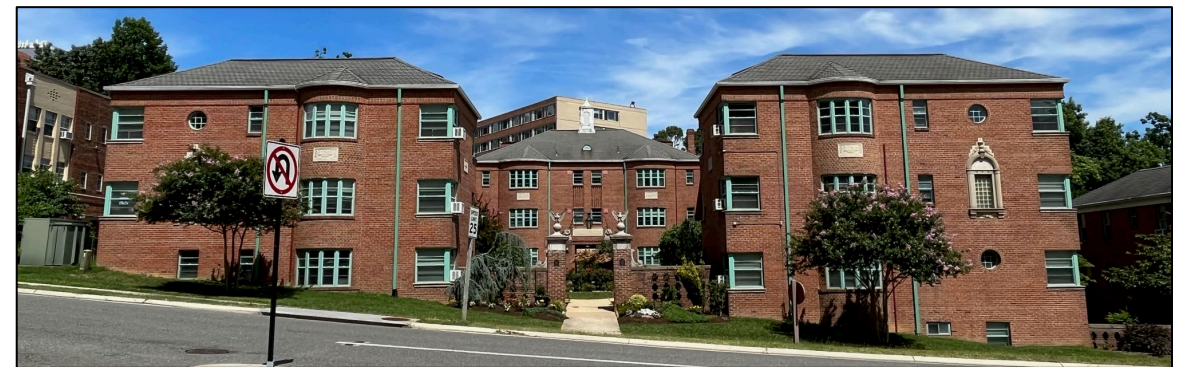
View from Fairfax Drive

Site Background

- 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)

- Original site plan (SP #417) was approved in 2011, but never built
- Transfer of Development Rights (TDR) to Wendy's Site (SP #435) was vested in 2016
- Historic preservation easement was recorded in 2016, which protects Courthouse Manor and Wakefield Manor in perpetuity



Rendering of original 2011 site plan

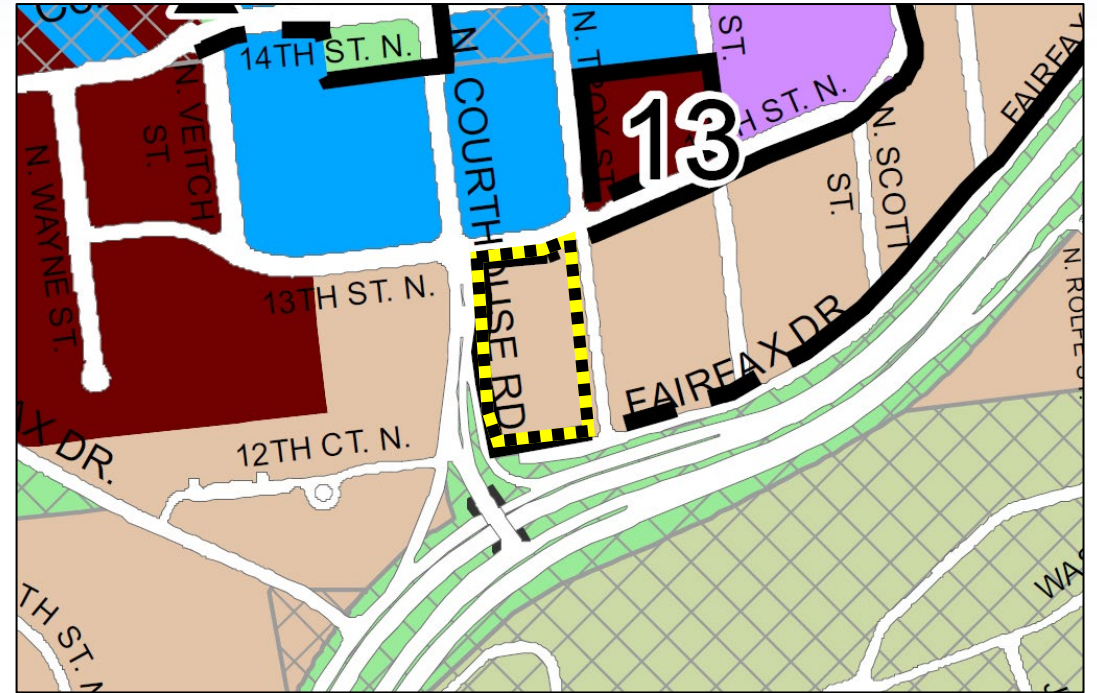
Land Use

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

	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)

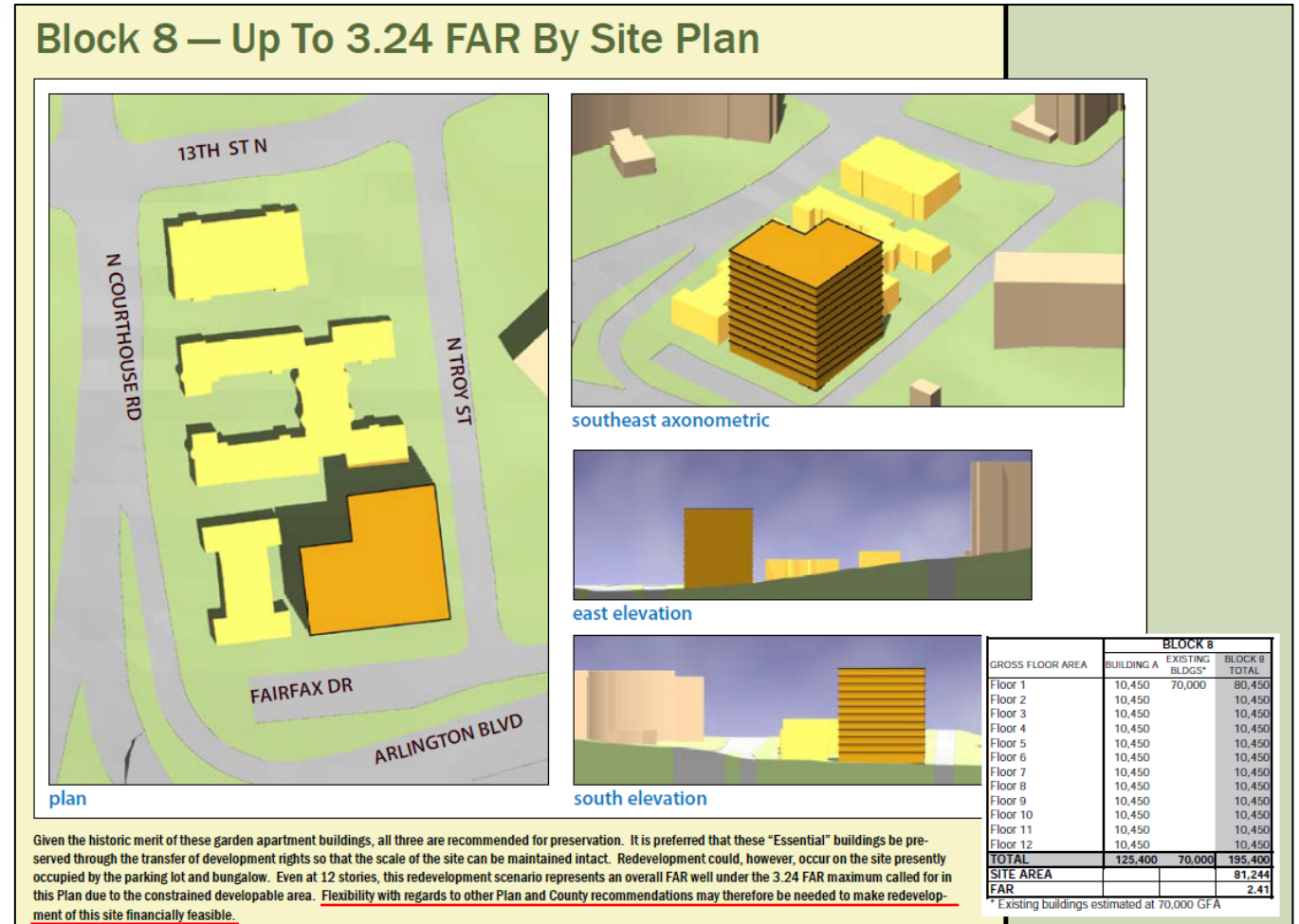
- Up to 3.24 FAR (eligible for bonus density)
- Up to 12 stories and 125 feet
- 20% of GFA above GLUP max as affordable



Policy and Administrative Guidance

Fort Myer Heights North Plan

- Seeks to balance preservation and redevelopment with an emphasis on affordable housing, historic buildings, open space, significant trees and neighborhood scale
- Site is identified in the illustrative examples as likely to redevelop (Block 8)



More Information

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

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