

FORTIS

2025 FAIRFAX DRIVE

ARLINGTON, VIRGINIA

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



The FORTIS Companies

FORTIS is a Washington, D.C.-based real estate development and investment company that is focused on creating extraordinary multifamily residential and mixed-use projects

- FORTIS was established in 2013
- We are native Washingtonians with a local focus on the Washington DC metro area
- We have combined industry experience of more than 60 years
- FORTIS's senior management has worked for some of the DC region's most renowned developers including, Donohoe, PulteGroup, Clark Construction, Simpson Housing, and EYA
- Our team has delivered more than 4,000 multifamily units in the region at a combined value in excess of \$1.0 billion

Team Members:



George Chopivsky
Managing Principal



Matt Bunch
Vice President of
Acquisitions



Joe Magnotta
Vice President of
Development

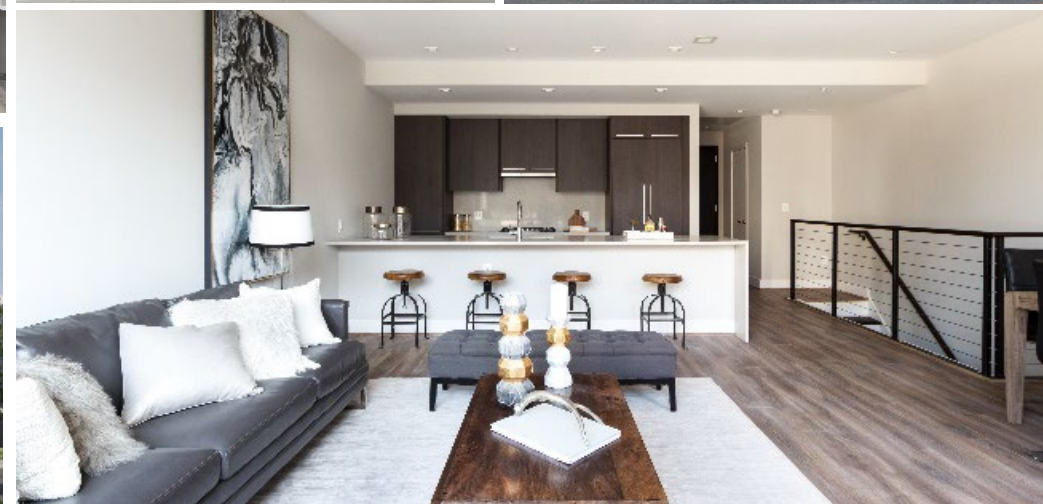


Brian Eskew
Associate, Finance &
Acquisitions

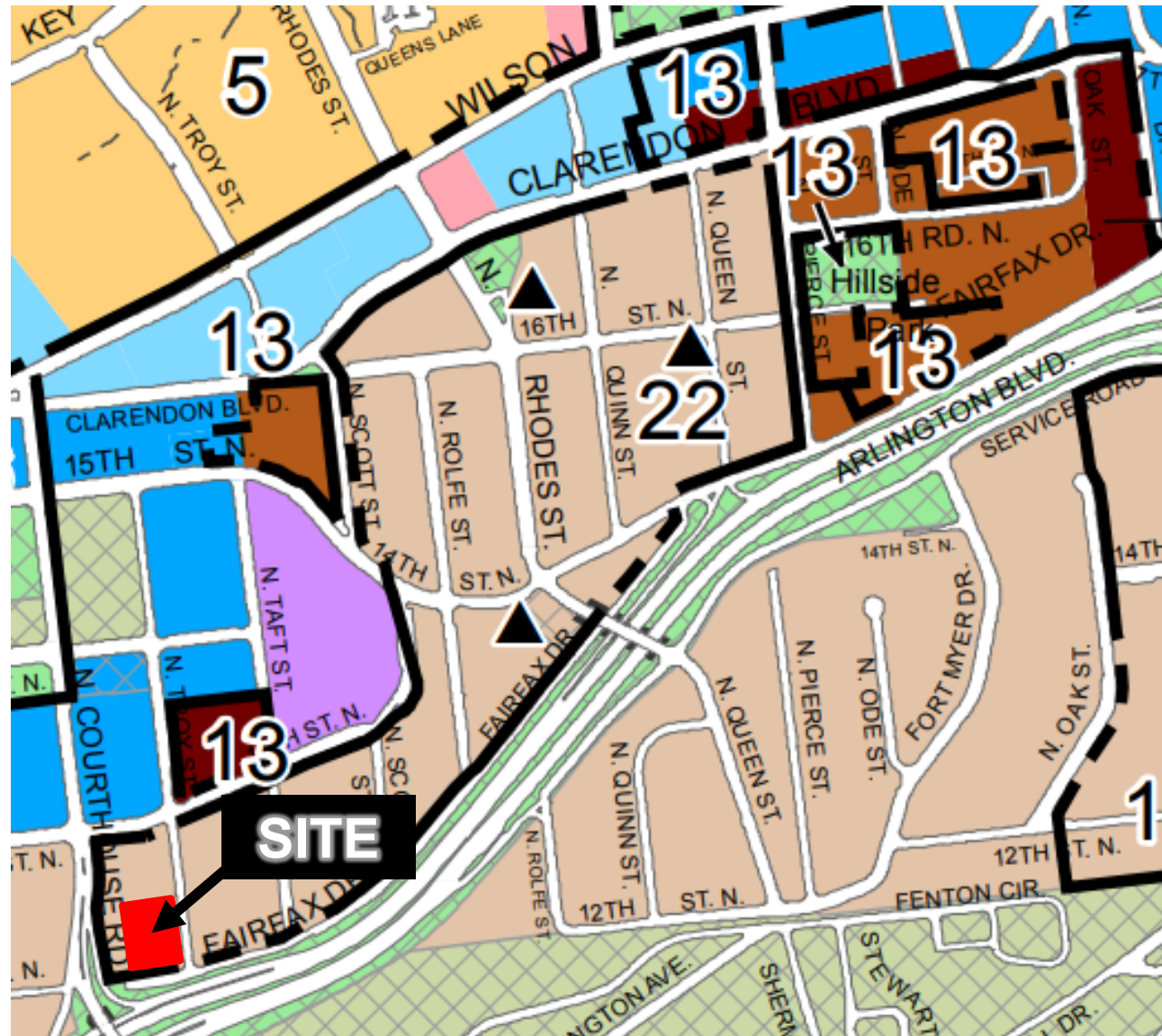


Kim Wheeler
Accounting Partner


FORTIS' Prior and Current Developments



General Land Use Plan

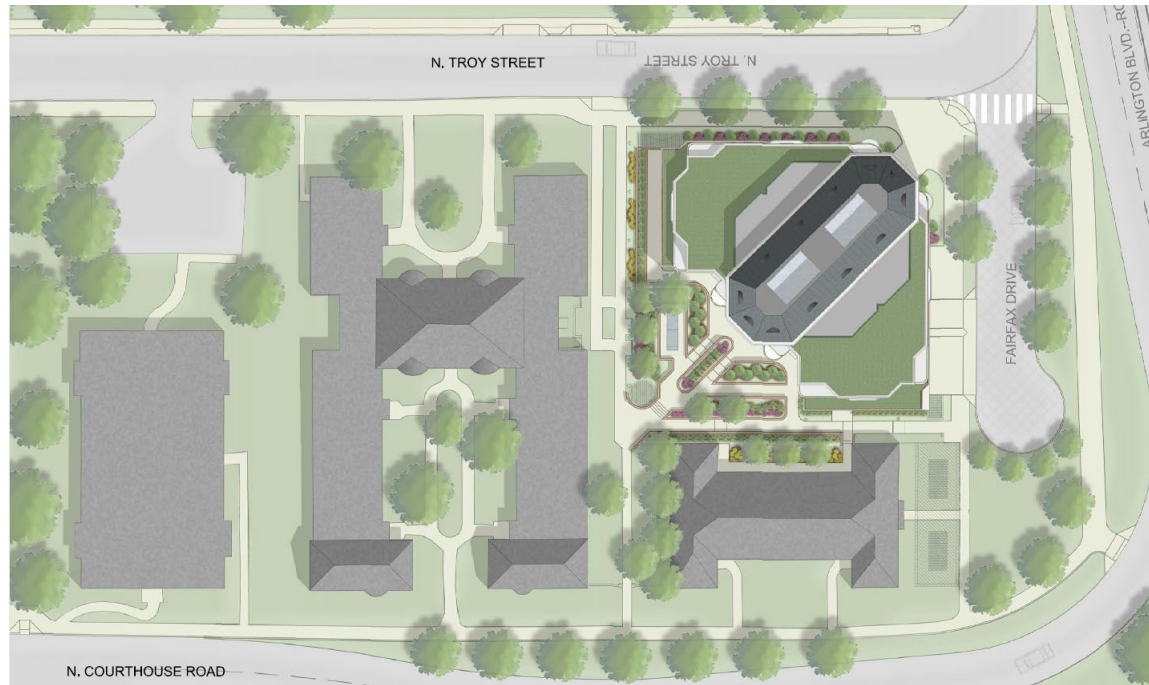


- GLUP Designation: “Medium” Residential
- Within Fort Myer Heights North Special District
- Subject to 2008 Fort Myer Heights North Area Plan

<u>Land Use Designation*</u>	<u>Range of Density/Typical Use</u>	<u>Zoning**</u>
Residential		
 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

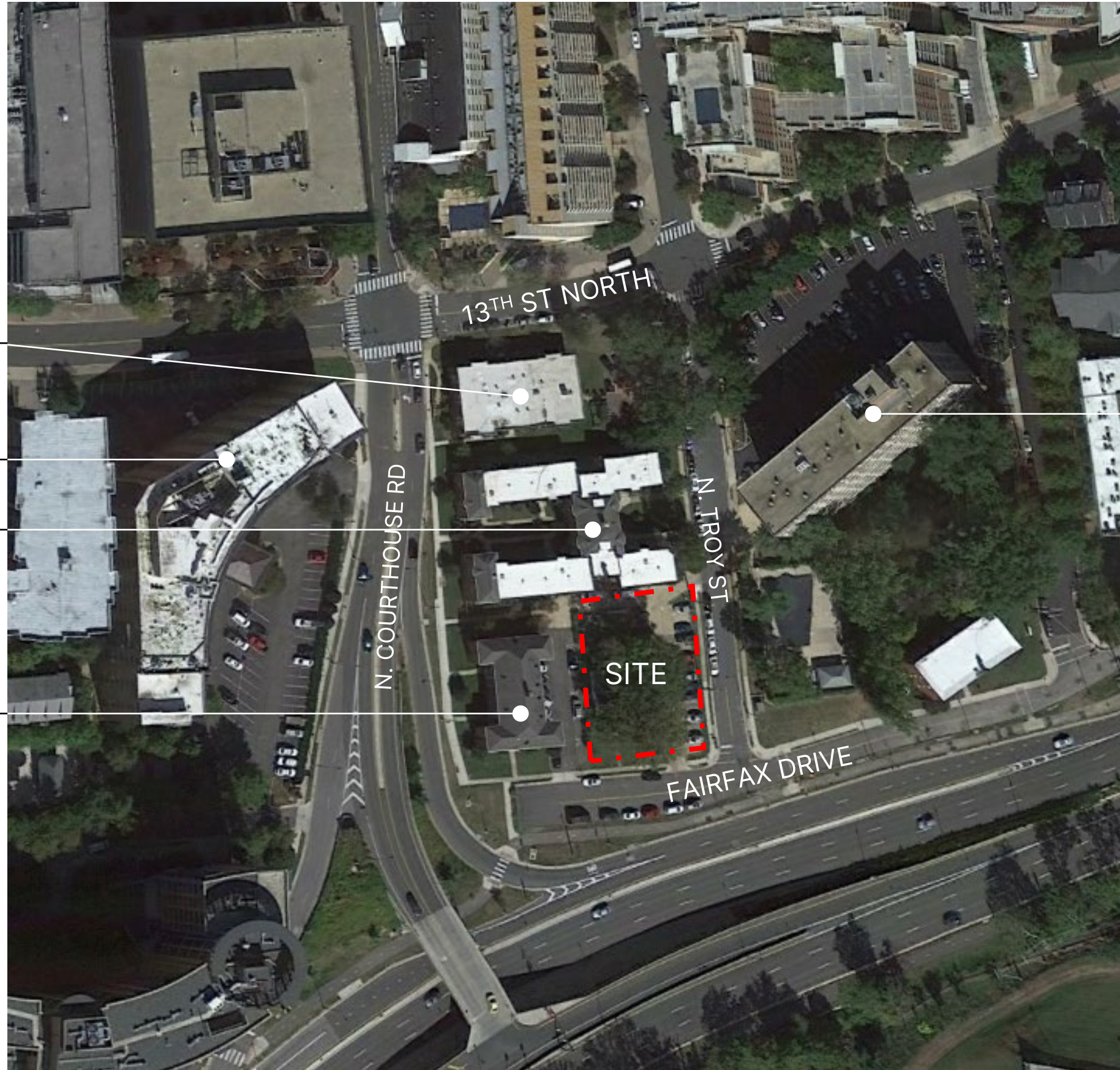


- **Existing Zoning:** RA8-18 Multiple-Family Dwelling Zoning District
- **Site Plan #417 (“Wakefield Manor”):**
 - Approved October 15, 2011
 - Allows 12-story residential building with 104 units
 - Historic preservation of Wakefield Manor & Courthouse Manor buildings

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





COURTHOUSE MANOR

CLARION COLLECTION HOTEL

WAKEFIELD ANNEX

WAKEFIELD MANOR

TAFT HOUSE CONDOMINIUMS



▲ WARDMAN PARK, WASHINGTON, DC



HISTORICAL REFERENCES:

- MASSING
- CURVED BALCONIES
- CORNER WINDOWS
- MASONRY ARTICULATION
- UPPER FLOOR CONTRAST



Wakefield Manor ▲



▲ Wakefield Annex



Wakefield Annex ▲



▲ Courthouse Manor



▲ View from 13th St. N and Courthouse Road



◀ View from Courthouse Road





← Entry with overhang at Fairfax and Troy

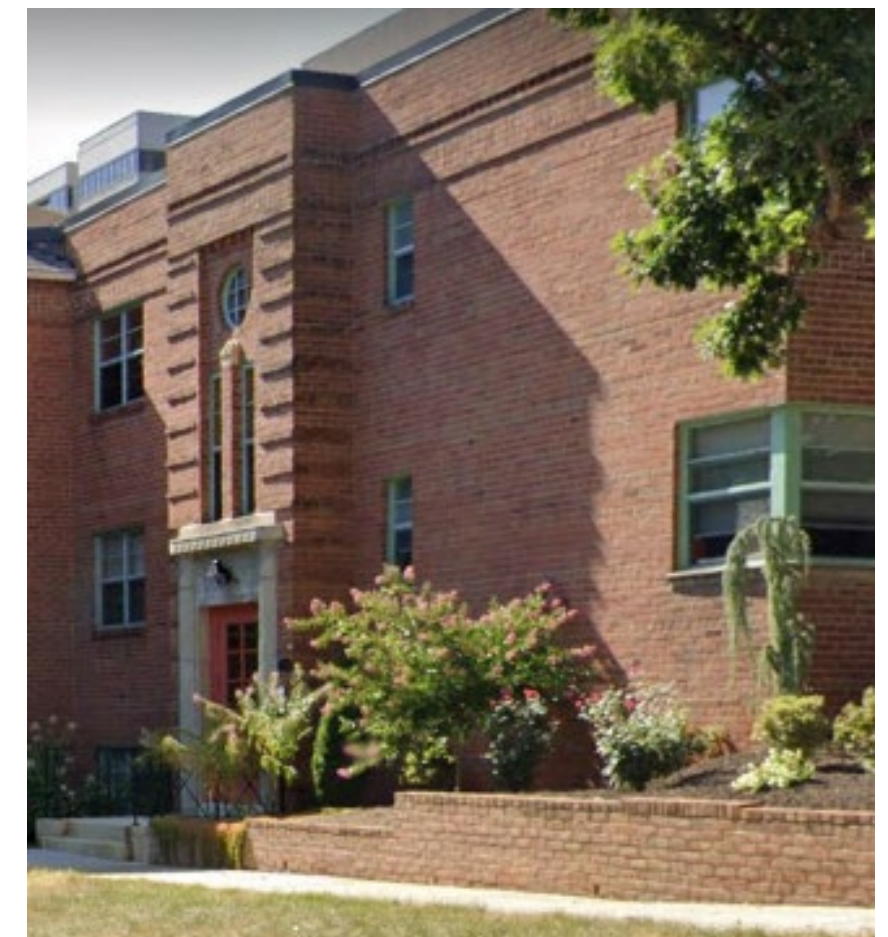


BRICK
DETAILS @
PANELS
AND QUOINS

CORNICE
DETAILING

HORIZONTAL
MASONRY
ACCENT
BANDS

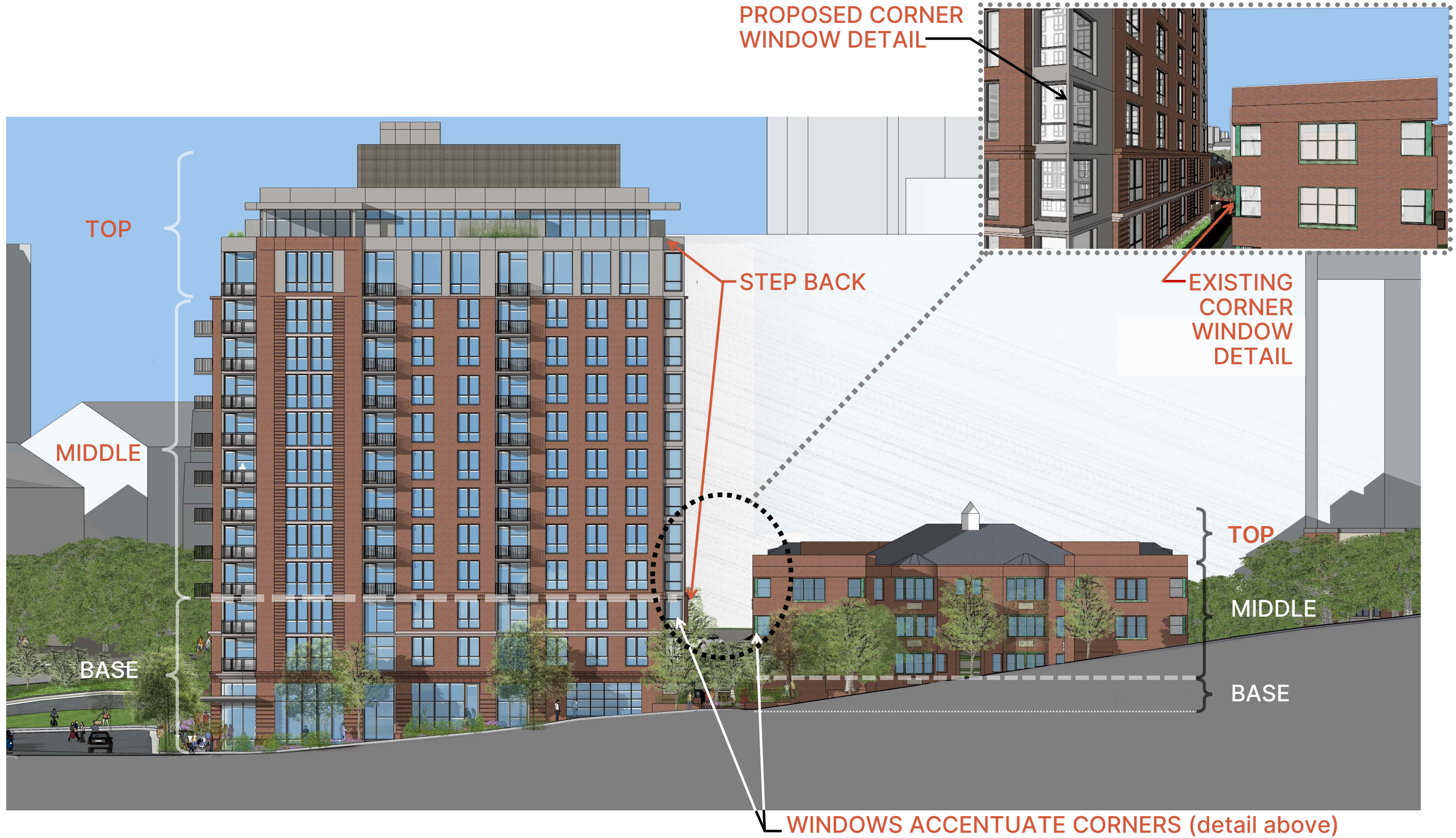
PROPOSED



EXISTING



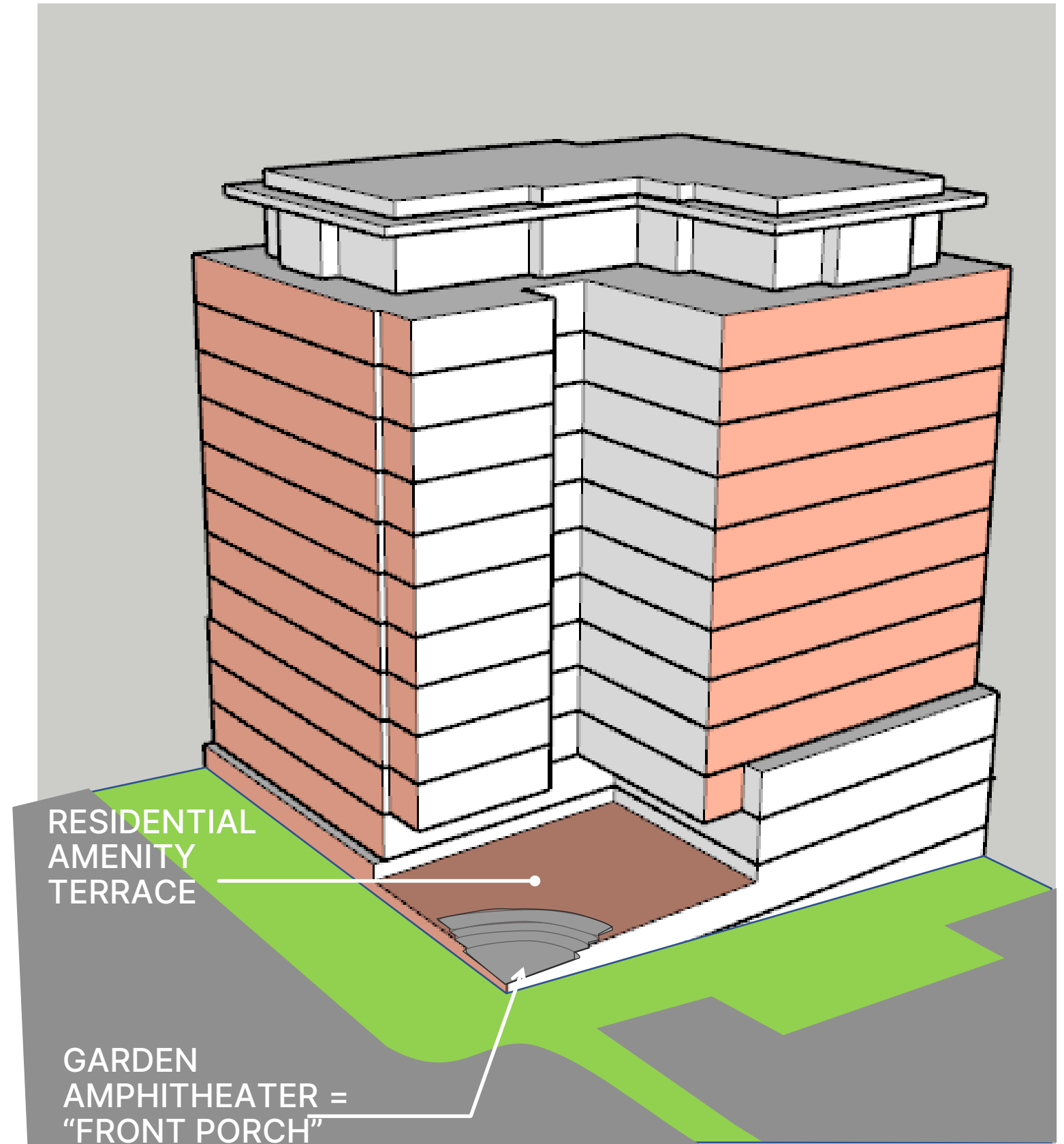


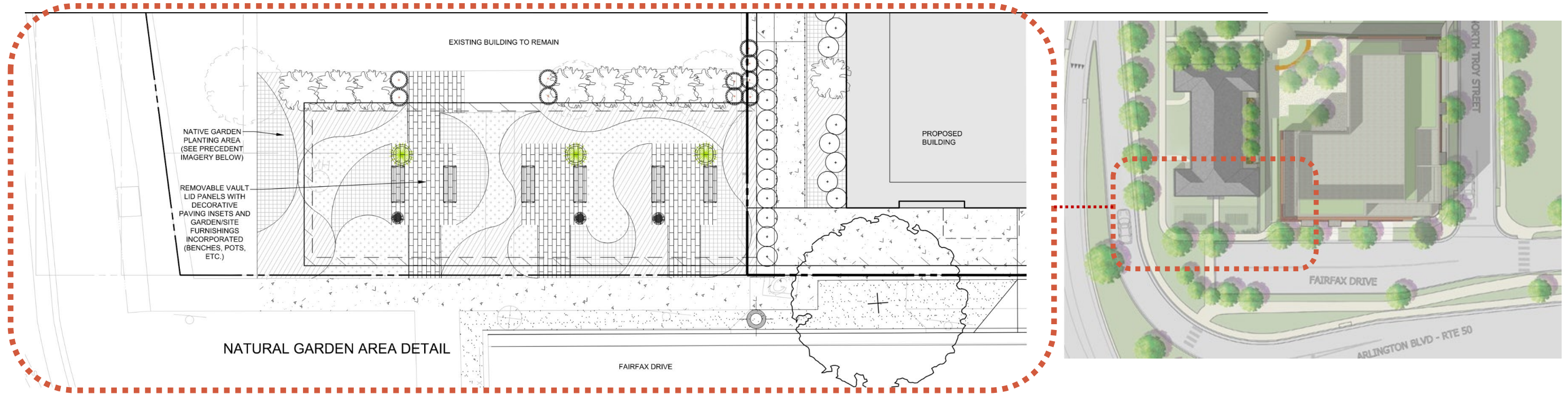




CURVED CORNER BALCONIES



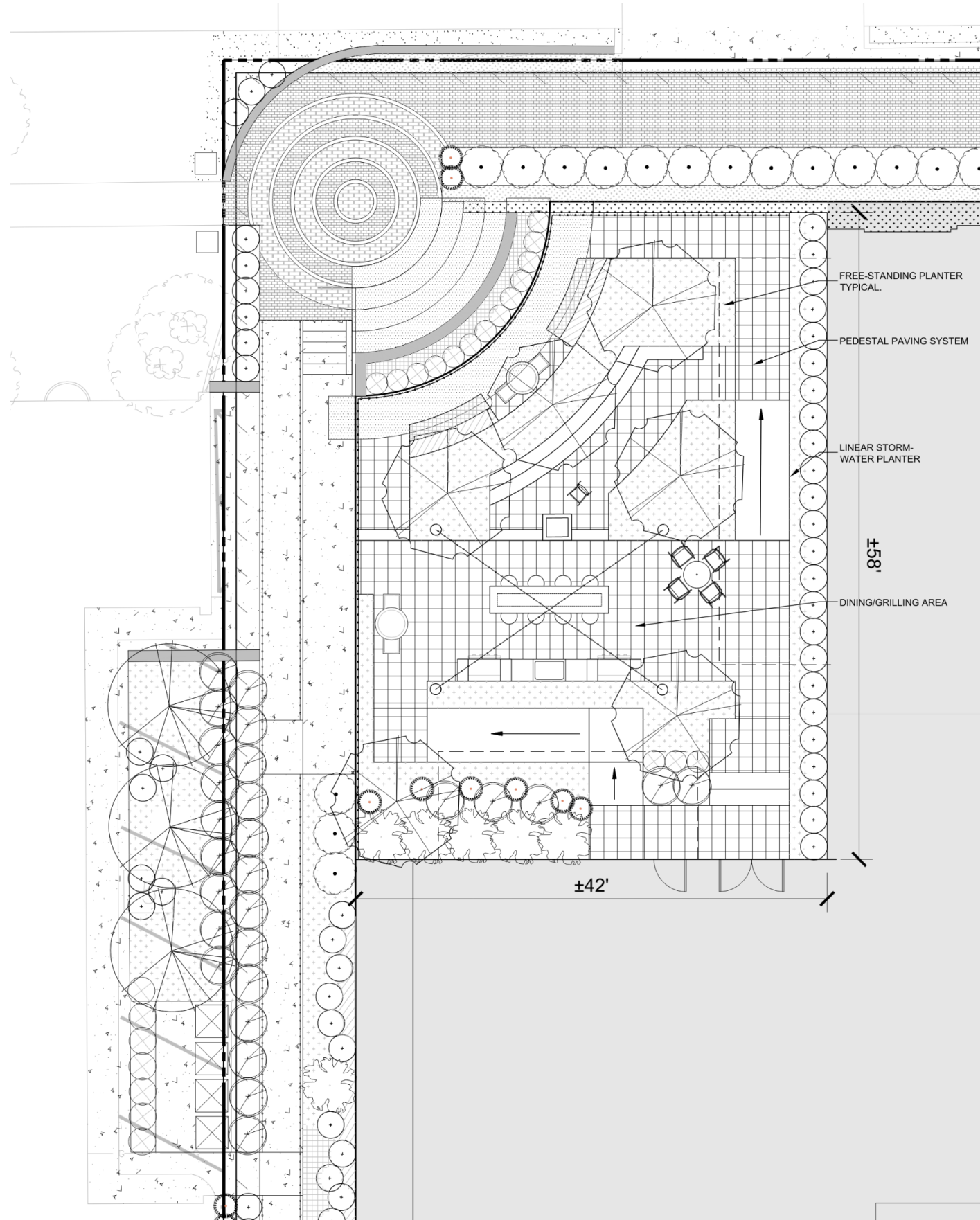




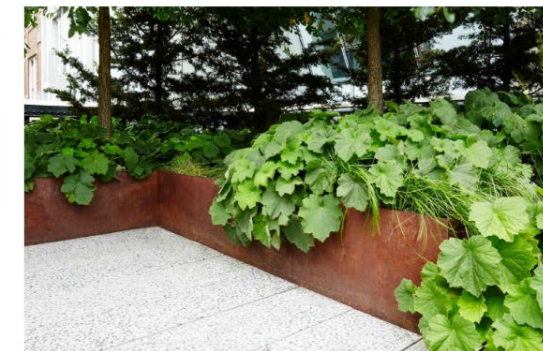
NATURAL / NATIVE / BUTTERFLY GARDEN
PRECEDENT IMAGERY



DECORATIVE VAULT-LID



EXAMPLE FIRE TABLES



EXAMPLE PLANTER CONFIGURATIONS

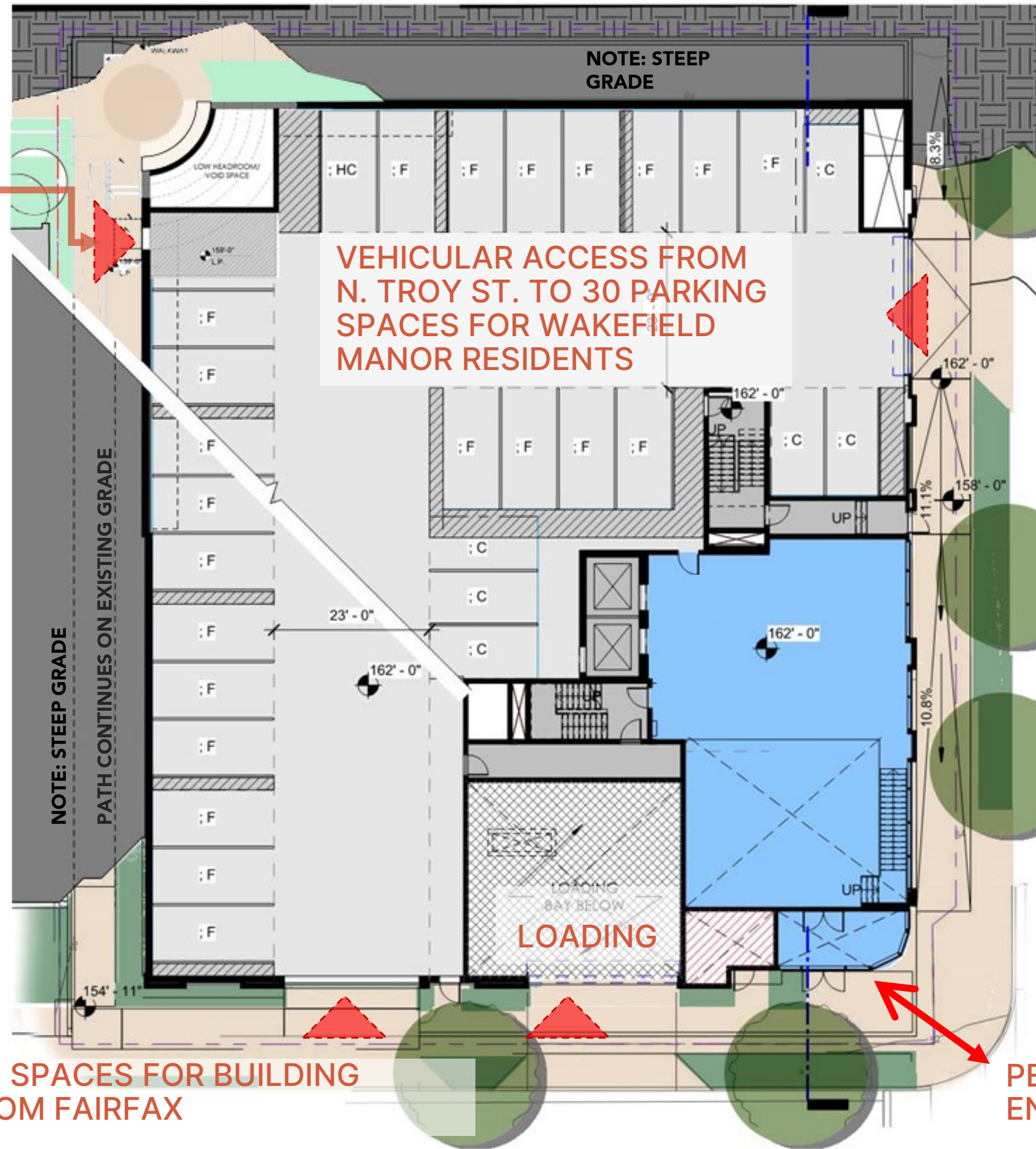


FREE-STANDING PLANTER CONFIGURATIONS





WAKEFIELD MANOR RESIDENTS' ACCESS TO DEDICATED PORTION OF GARAGE FROM GARDEN APARTMENTS



ACCESS TO 90 SPACES FOR BUILDING RESIDENTS FROM FAIRFAX

PEDESTRIAN ENTRANCE





Thank you