



PREVIOUS SITE PLAN

DEC 2022



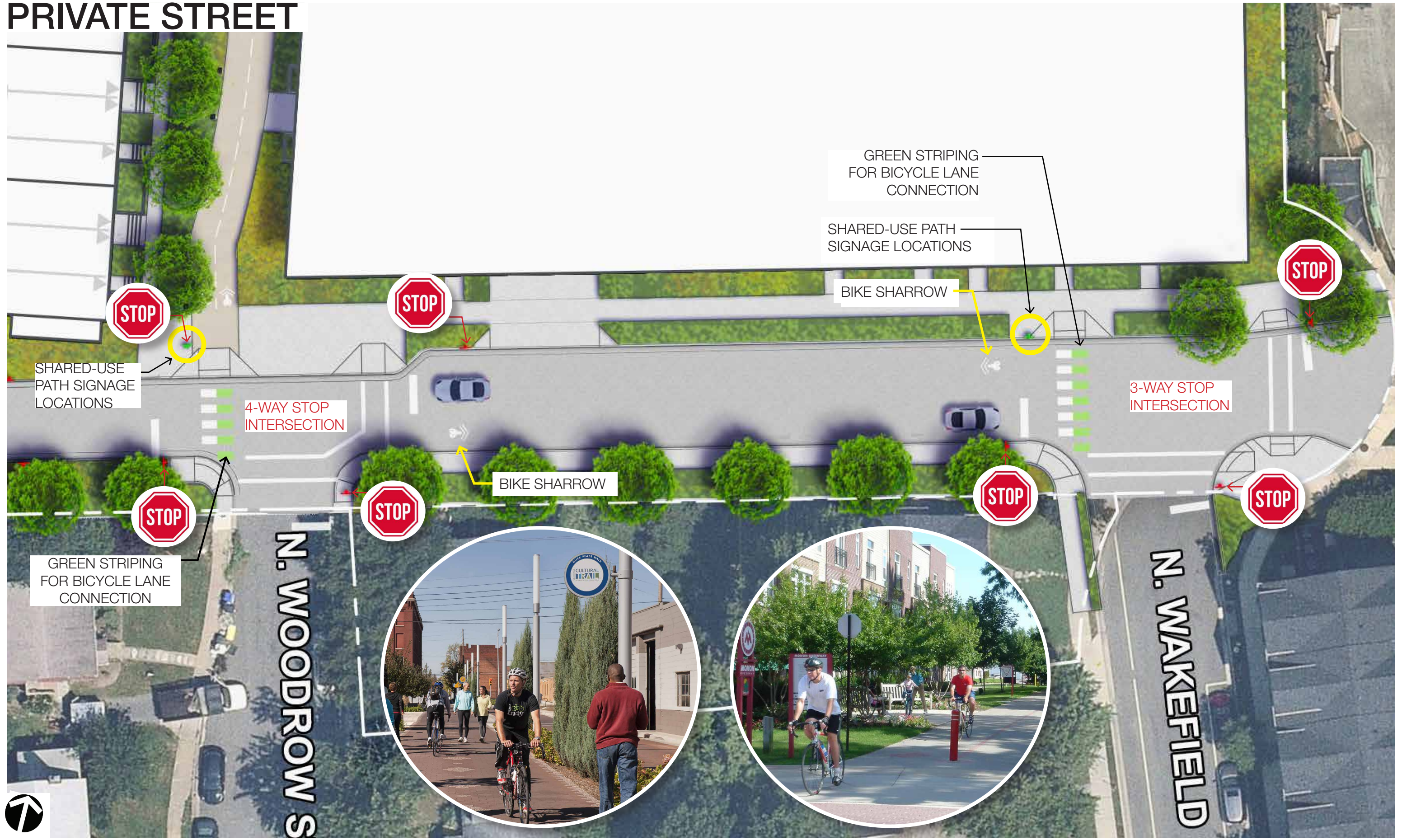
CURRENT SITE PLAN

MAR 2023

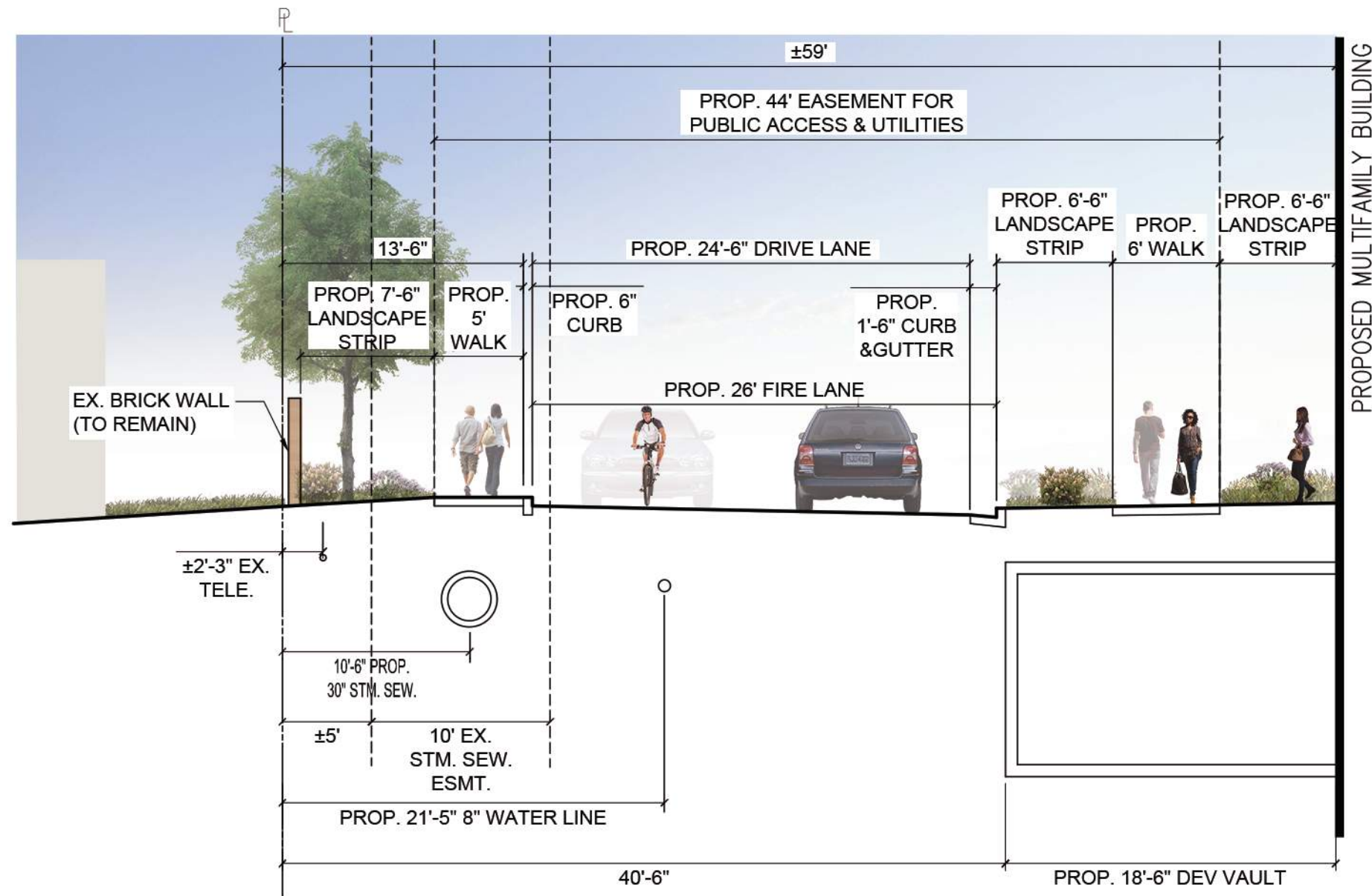
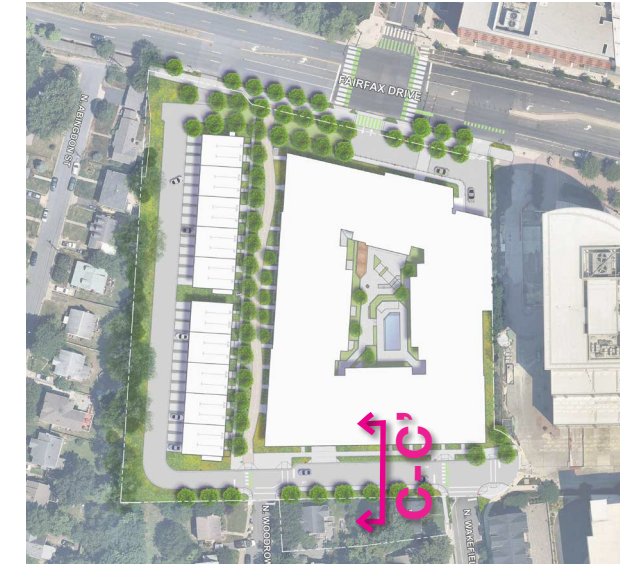
CURRENT SITE PLAN



PRIVATE STREET



PRIVATE STREET CROSS-SECTION



NOTE:
 1. PROPOSED TREES ARE SUBJECT TO EXISTING UNDERGROUND UTILITY CONFIRMATION AND COORDINATION.

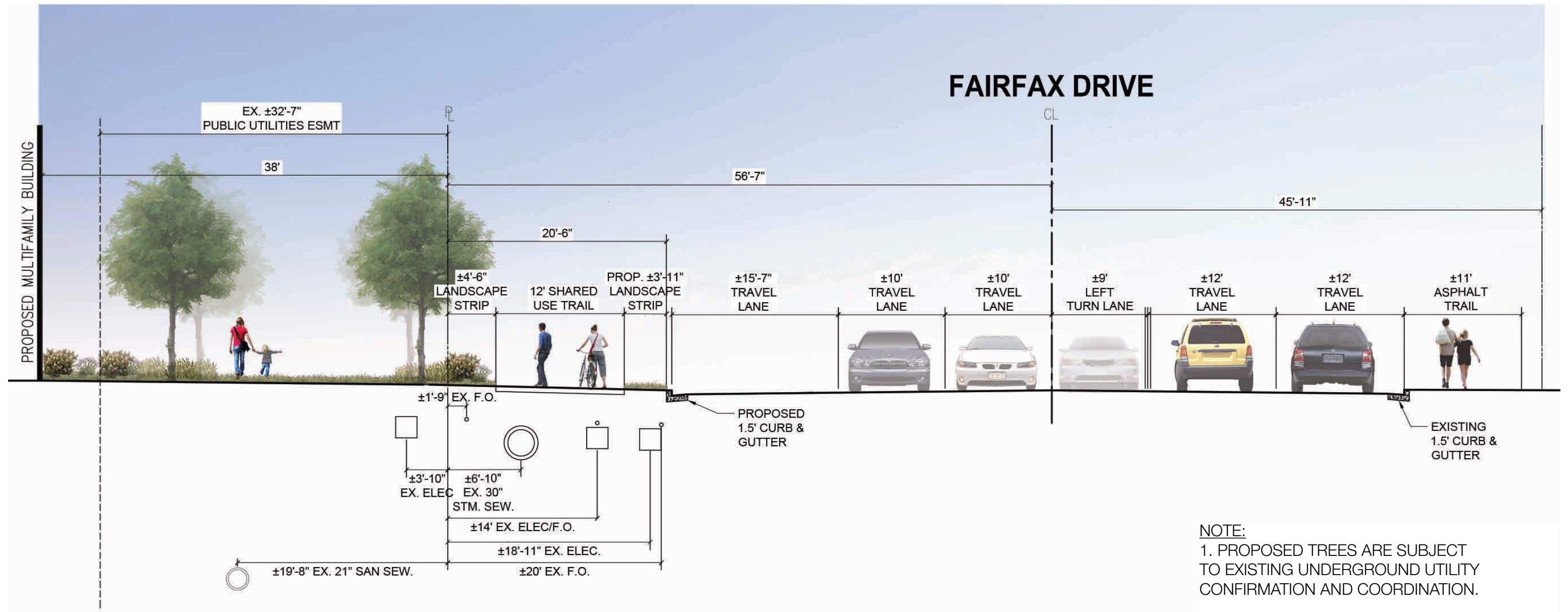
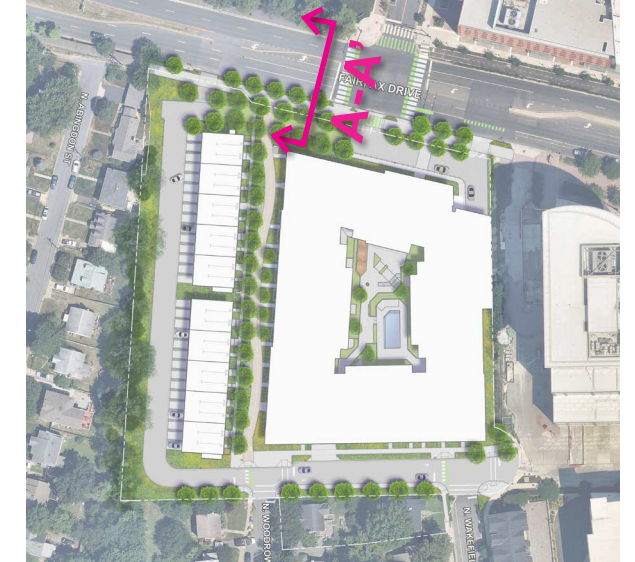
FAIRFAX DRIVE MOUNTABLE CURB



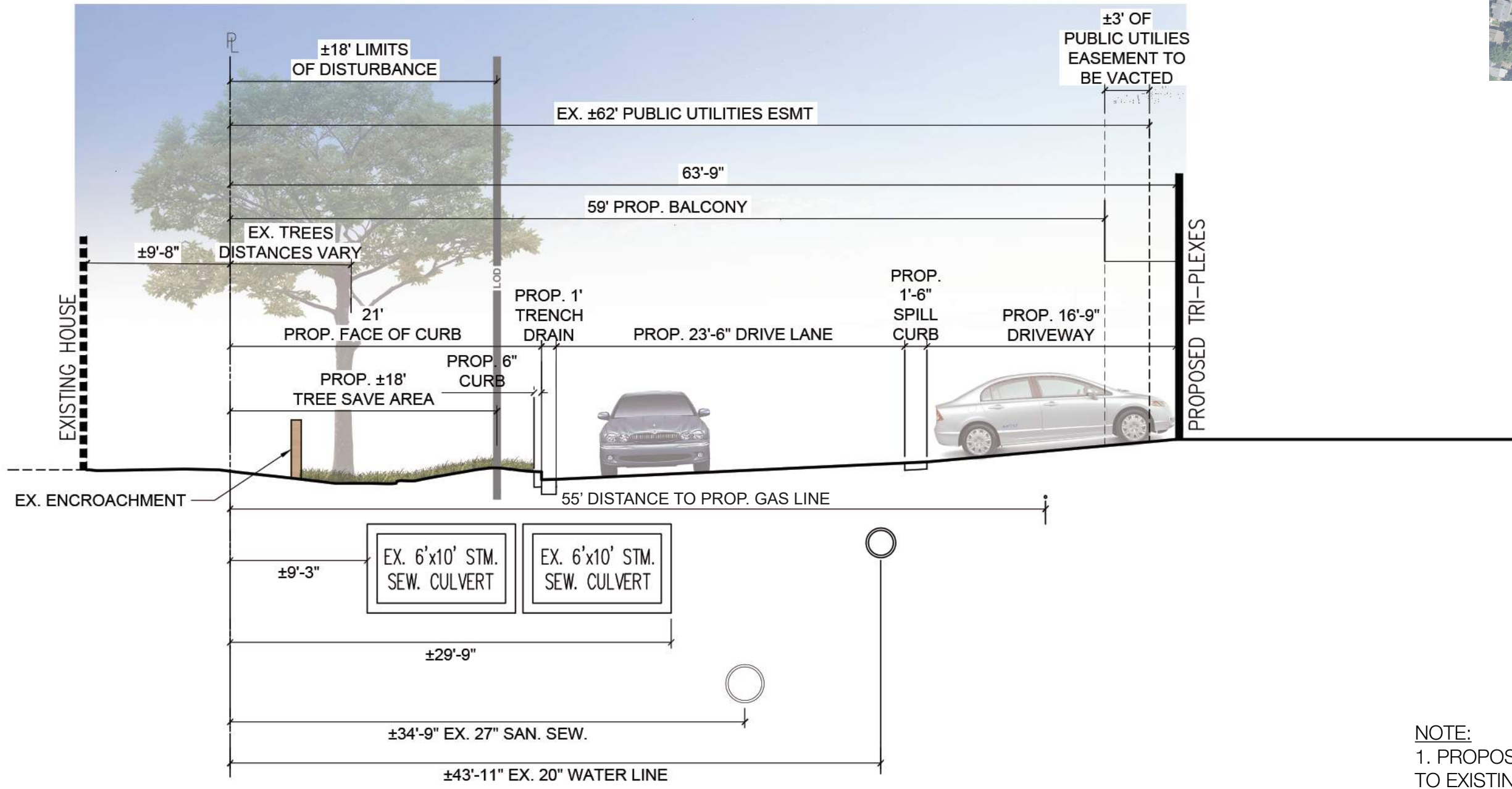
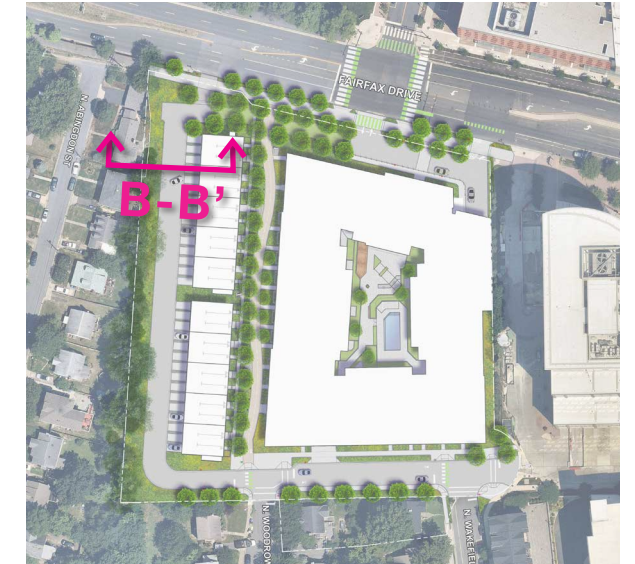
FAIRFAX DRIVE LAY-BY



FAIRFAX DRIVE CROSS-SECTION

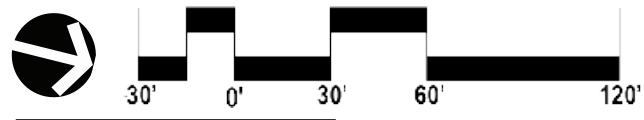
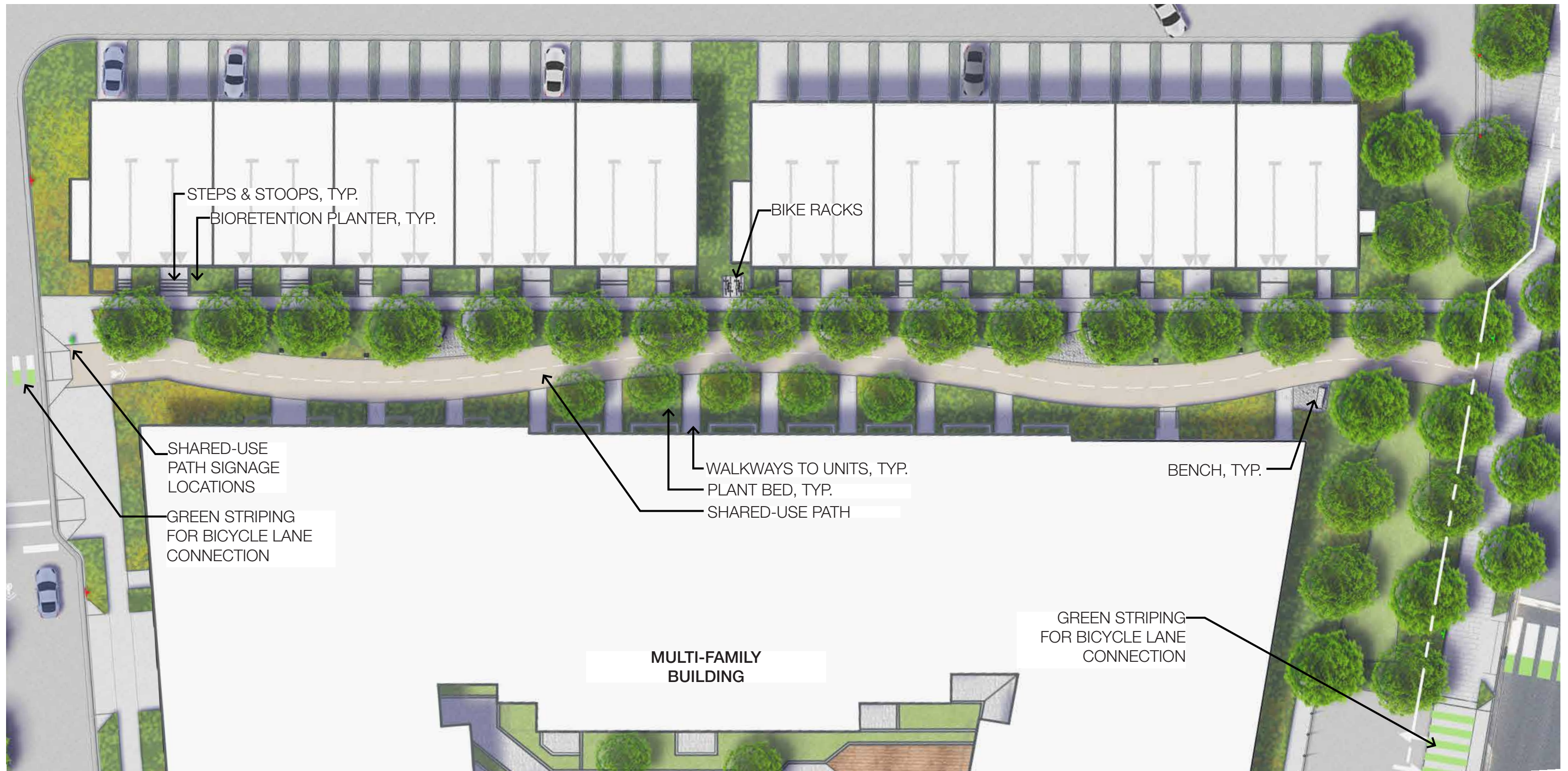


WESTERN BOUNDARY/ALLEY CROSS-SECTION

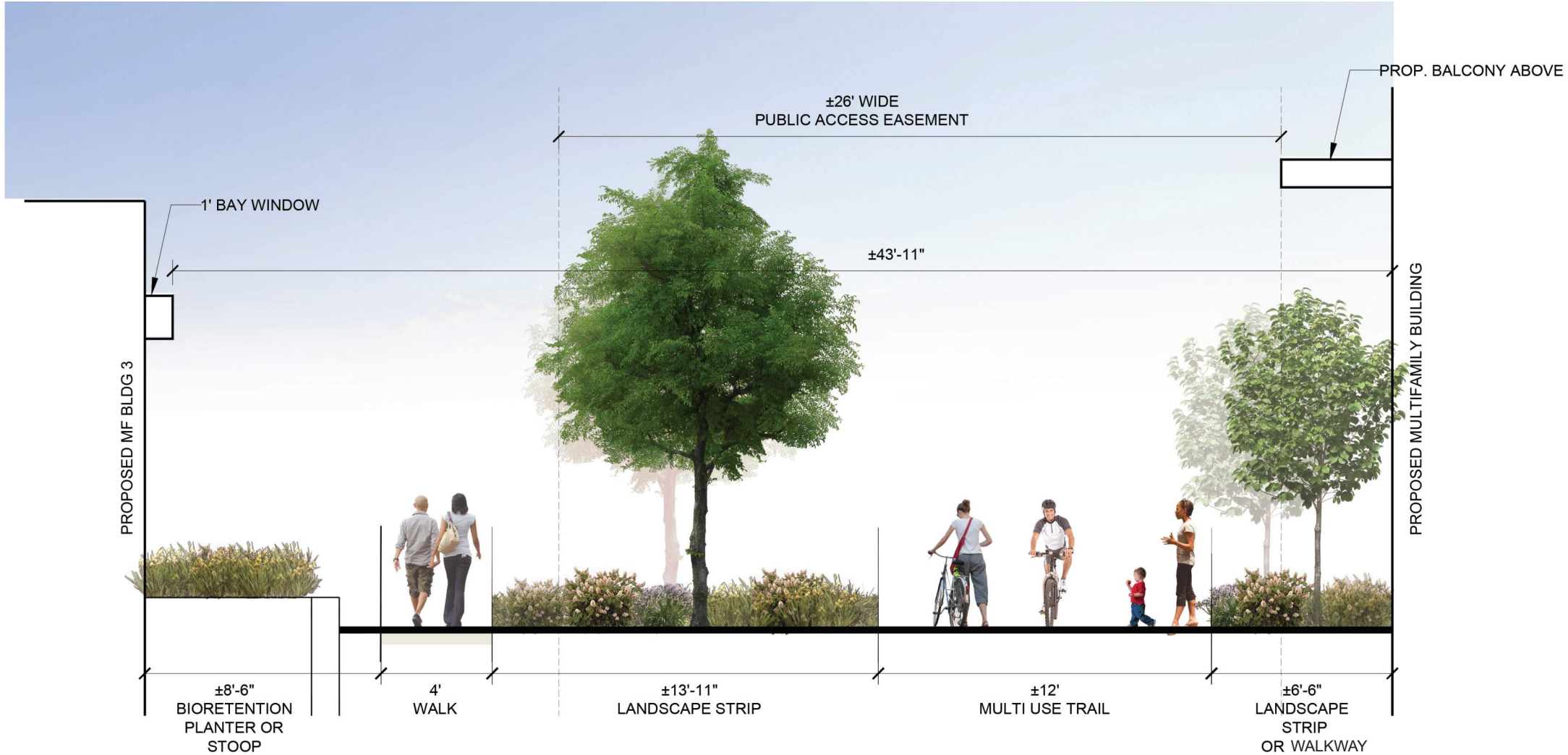
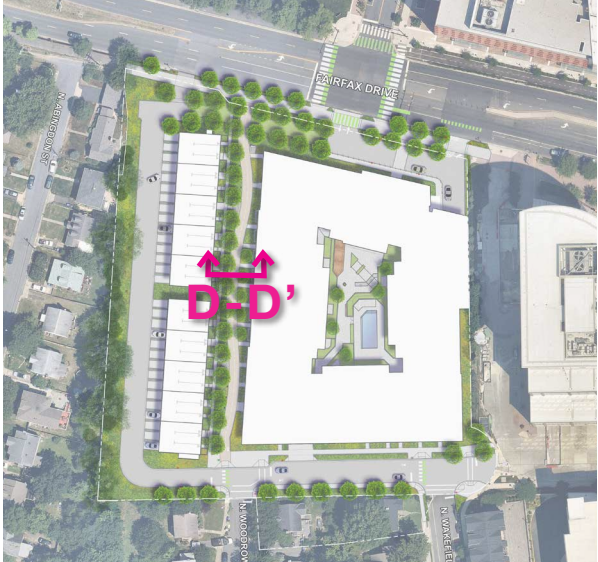


NOTE:
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SHARED USE PATH



SHARED USED PATH CROSS-SECTION






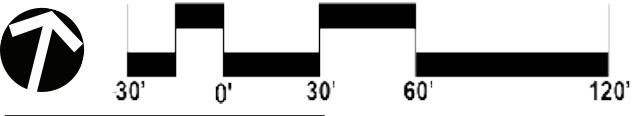
NOTE:
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EXISTING WESTERN BOUNDARY TREES

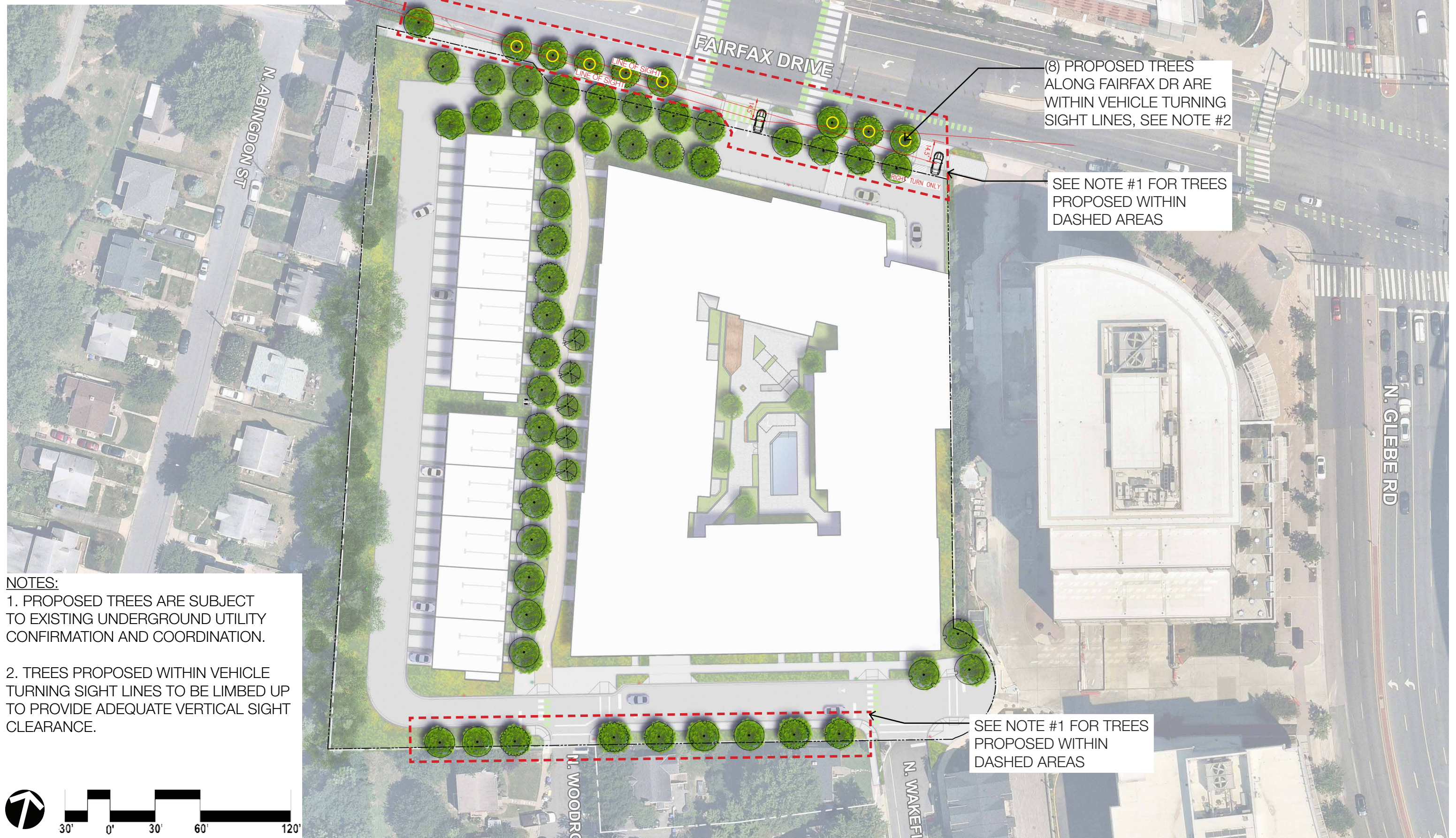


LEGEND:

-  INVASIVE EX. TREE TO BE REMOVED DUE TO PROPOSED TURNAROUND
-  EX. TREE TO BE REMOVED DUE TO PROPOSED TURNAROUND
-  DEAD TREE TO BE REMOVED



PROPOSED TREES

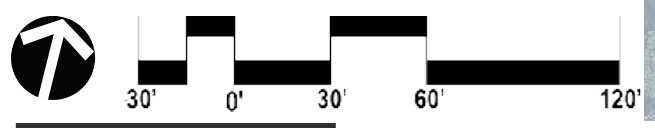


(8) PROPOSED TREES ALONG FAIRFAX DR ARE WITHIN VEHICLE TURNING SIGHT LINES, SEE NOTE #2

SEE NOTE #1 FOR TREES PROPOSED WITHIN DASHED AREAS

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- NOTES:**
1. PROPOSED TREES ARE SUBJECT TO EXISTING UNDERGROUND UTILITY CONFIRMATION AND COORDINATION.
 2. TREES PROPOSED WITHIN VEHICLE TURNING SIGHT LINES TO BE LIMBED UP TO PROVIDE ADEQUATE VERTICAL SIGHT CLEARANCE.



STORMWATER MANAGEMENT SUMMARY

- 9% reduction of the existing impervious surface across the site.
- Six foot increase in the existing pervious buffer along the western property line.
- Replacement and upsizing of certain existing County sewer pipes along the southern property line, which currently surcharge during large storm events.
- Installation of underground detention systems to control release of runoff into the existing system.
- Installation of bioretention planters and level 1 green roof to treat the multifamily building roof.
- Installation of bioretention planters to treat the triplex unit roofs.





COMMUNITY BENEFITS

- Base Affordable Housing Contribution
- Utility Fund Contribution
- Public Art Contribution
- Twelve Foot Shared Use Path Connecting Woodrow and Wakefield to Fairfax
- Improvements to Fairfax Drive Streetscape and Bicycle Path
- .25 FAR Green Building Incentive Program Commitment

SUSTAINABILITY MEASURES

- LEED v4 Multifamily Midrise (Residential) - Gold
- 20% Energy Savings
- ENERGY STAR Score of 75
- EV parking charging stations (4%)
- EV-ready parking spaces (15%)
- Bird friendly materials
- Dark-Sky compliant exterior light fixtures
- Energy Star appliances & WaterSense fixtures
- Biophilia and human interaction with nature
- Equity, Diversion and Inclusion program
- Off-site renewable energy

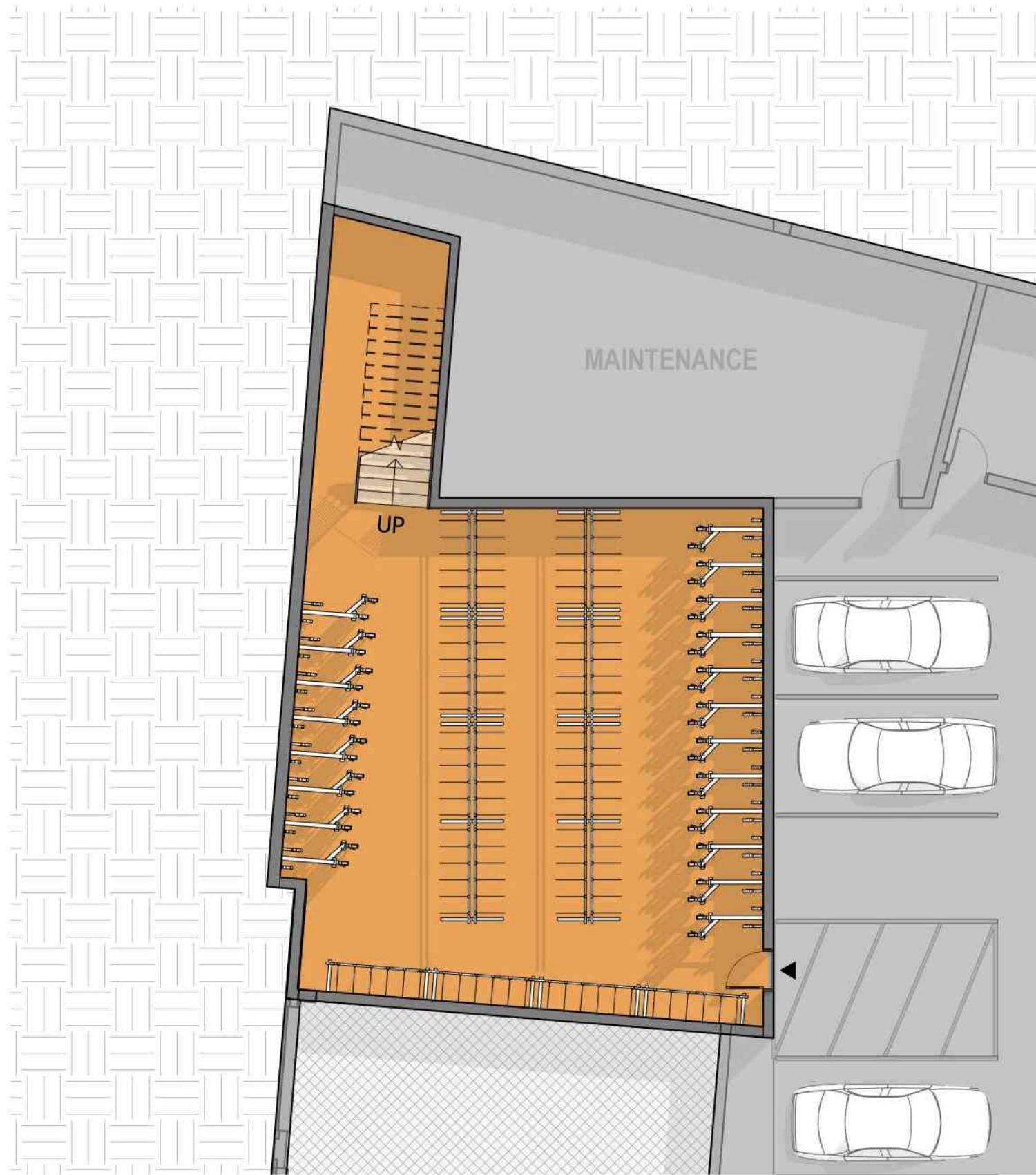
Plans related to construction are **developed after Board approval** and **guided by the standard site plan conditions.**

Developer will identify a **Community Liaison** and meet with the community prior to construction regarding the Plans.

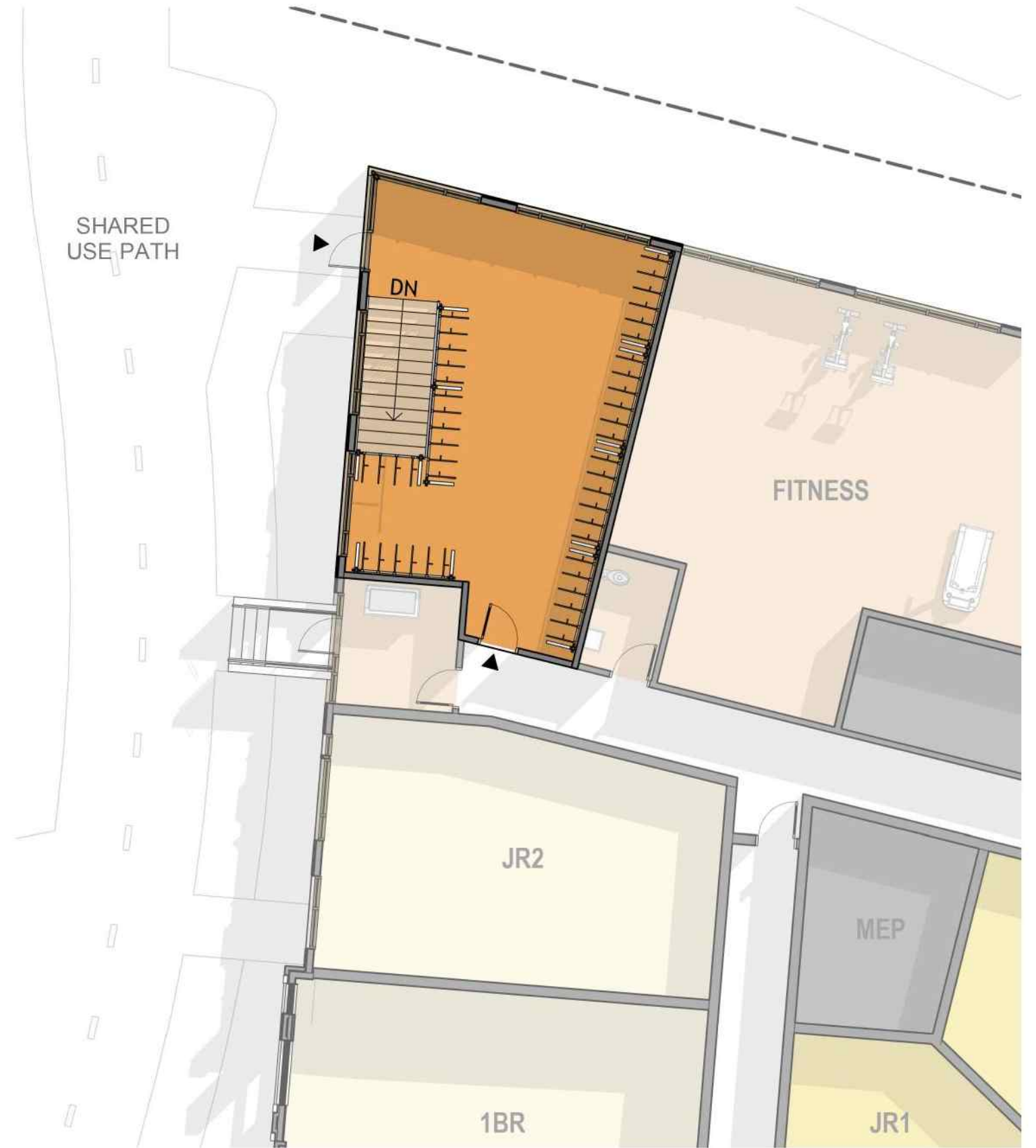
Plans to include:

- 1) **Phasing Plan**
- 2) **Proposed work in Public Right of Way**
- 3) **Hauling Route Plan**
- 4) **Temporary Lighting Plan**
- 5) **Construction Worker Parking**

Estimated Commencement
Q4 2024 / Q1 2025
Estimated Initial Occupancy
Q2 2027 / Q3 2027



GROUND LEVEL - BIKE ROOM



L1 - BIKE ROOM