

Evans Farm

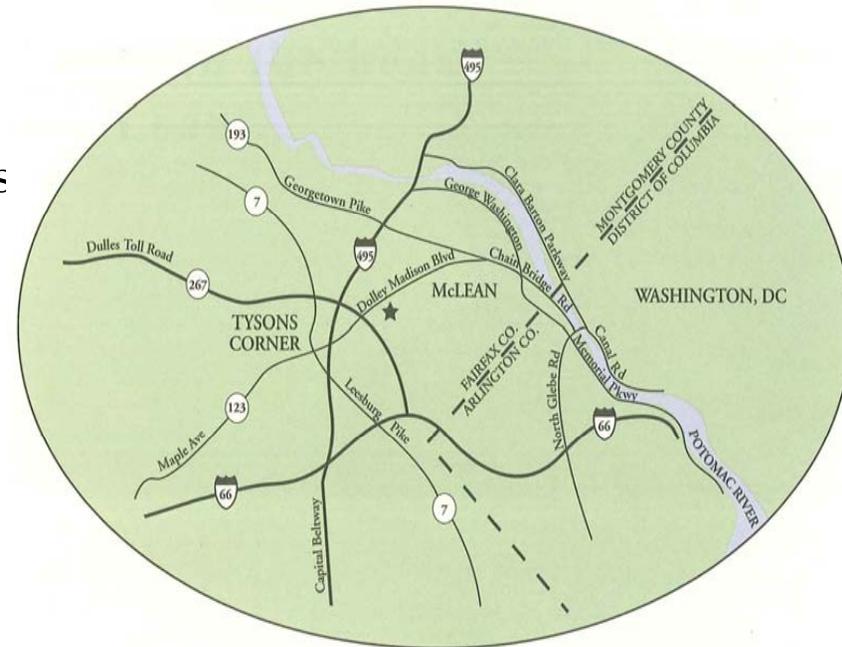
Evans Farm Drive & Chain Bridge Road, McLean, VA 22101

2010 Fairfax County Exceptional Design Award Nomination



Evans Farm Summary

- Evans Farm consists of 143 residential units, including single family, town homes, multi-family and affordable units in a 24 acre signature community in McLean, VA.
- The outstanding design allowed the preservation of existing trees, the Millhouse, the Stonehouse, and a farm pond. These existing structures were successfully integrated into the site plan.
- Evans Farm has 31% open space. Several beautifully designed pocket parks are spread out throughout the community for the enjoyment of residents and the general public.
- The last house was completed in 2008 and the bond was released in 2009.



NOMINATION CATEGORIES

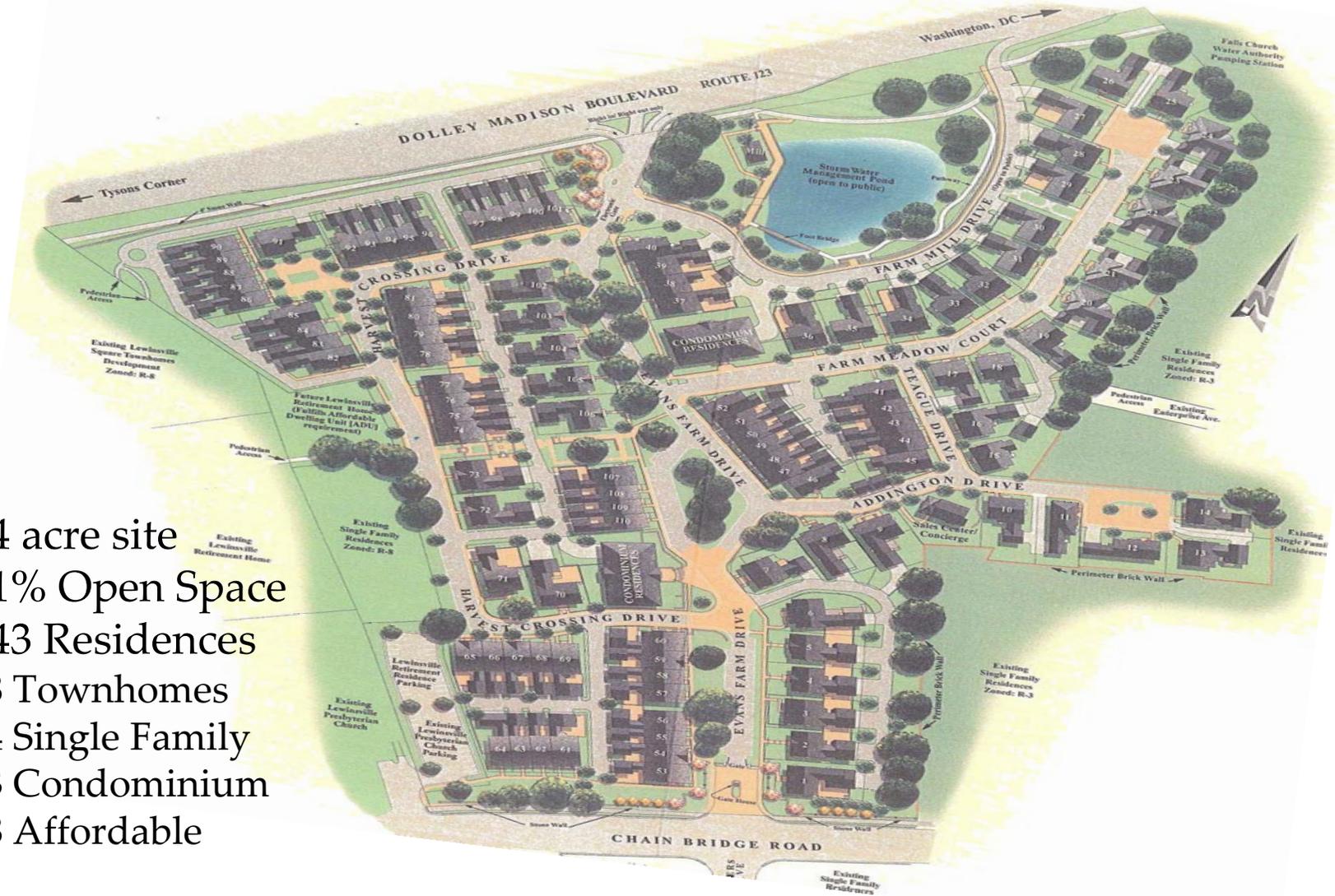
Residential

Historical/Adaptive Re-Use

Community Benefit

Site Plan

~ Designing a Signature Community ~



- 24 acre site
- 31% Open Space
- 143 Residences
 - 68 Townhomes
 - 44 Single Family
 - 13 Condominium
 - 18 Affordable

Residential

- Evans Farm has a neotraditional design.
- The single family houses are positioned adjacent to the existing single family houses east of the site. The townhouses are positioned near the existing townhouses to the west of the site.
- The narrow streets slow down vehicular traffic. Walkways along the front of the houses, townhouses, and condominiums are accentuated with leafy trees and encourage pedestrian usage. The use of rear loaded garages accessed from alleys frees up the front of the houses and creates an intimate neighborhood.
- The Belvedere and Rosewell house designs are award winning for their architectural design of the interior and exterior.
- The mix of housing types, sizes, and cost ranges creates a community of couples with and without children, professional singles, and senior citizens.
- The pocket parks, pond, Millhouse, and Stonehouse are gathering places for residents and the public.

Rosewell

evans farm
A CRAFTSMAN COMMUNITY



Elevation 2
Shown w/ opt. family and living room masonry fireplaces.



Elevation 3
Shown w/ opt. stone front and opt. family and living room masonry fireplaces.



Elevation 4
Shown w/ opt. family room masonry fireplace.



Elevation 5
Shown w/ opt. family room masonry fireplace.



Elevation 6
Shown w/ opt. family room masonry fireplace.



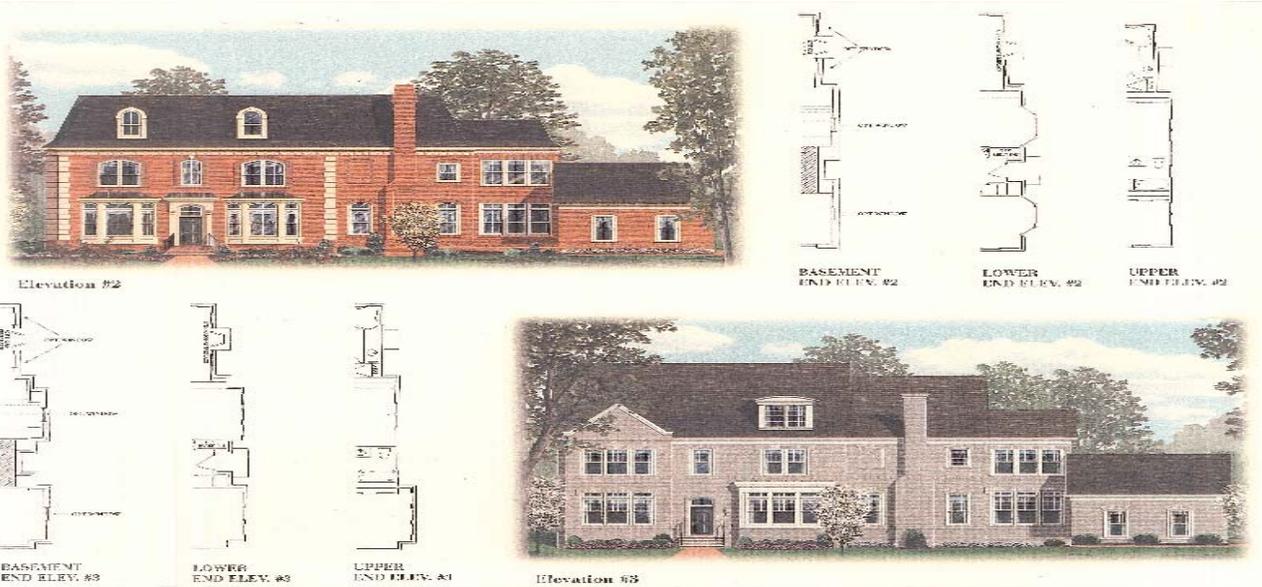
Elevation 7
Shown w/ opt. family and living room masonry fireplaces.



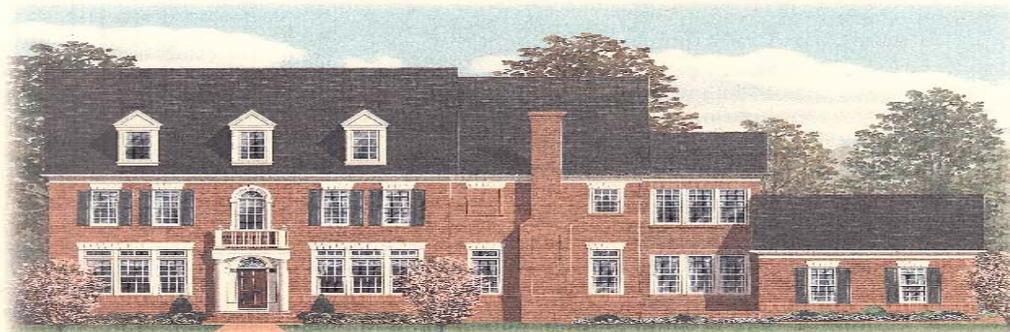
Elevation 1
Shown w/ opt. stone front and opt. family room masonry fireplace.

The Rosewell

Belvedere



evans farm
A CRAFTSMAN COMMUNITY



Elevation #1

The Belvedere

Re-Zoning Case

~Striking the Right Balance ~

- Property was zoned R-3
- Fairfax County Comprehensive Plan:
 - 3-4 du/ac on 14.43 ac
 - 5-8 du/ac on 9.71 ac
- Rezoned to PDH-5
 - Provided maximum flexibility to create a unique development that blended into the fabric of the surrounding neighborhoods and to preserve two existing structures and large stands of mature trees
 - Final Density: 5.96 du/ac
 - 144 units approved, 143 built

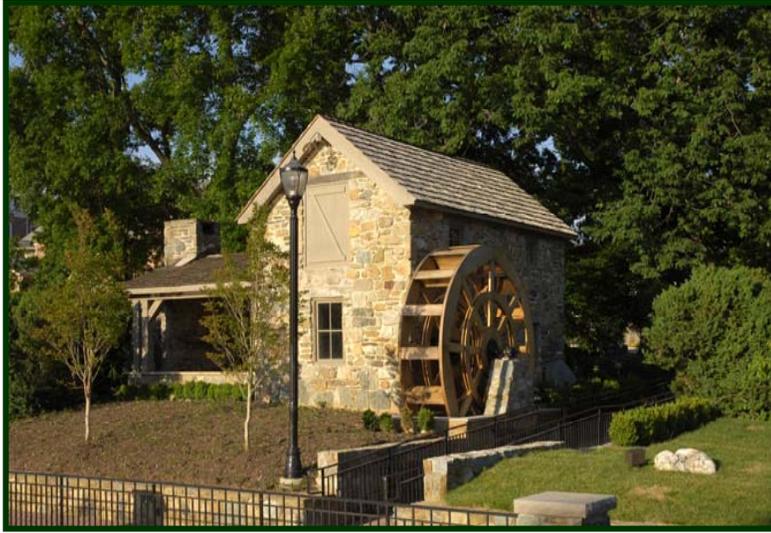
Evans Farm Inn

~ A Local Institution, 1956 – 1999 ~

- Family-run restaurant, shops and petting zoo
- Millhouse
- Stonehouse
- Pond
- Plentiful Trees



Historical/Adaptive Re-Use



- The Millhouse was renovated and enhanced by lush landscaping and existing mature trees.
- The Stonehouse was renovated.
- The farm pond was upgraded to meet the existing storm water management and water quality criteria and still retains its original character. Wetland species were planted in the pond.

Community Benefit

~ Lewinsville Retirement Residences, A Win-Win Solution ~

- 18 affordable dwelling units were required to be built onsite.
- Our neighbor, Lewinsville Retirement Residences (LRR) had no room to expand.
- Evans Farm gifted land for LRR to build a new 18-unit building.
- The building is integrated into the site plan and streetscape and is patterned after the two existing condo buildings.



Community Benefit

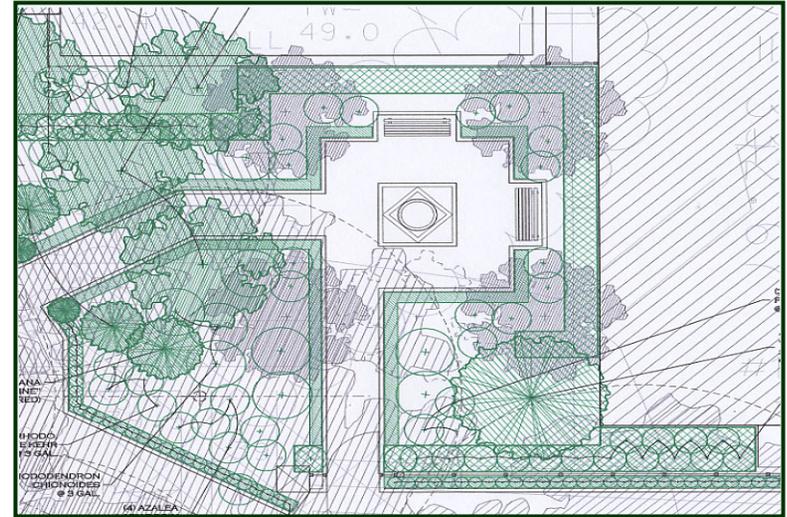
- A forty space parking lot was constructed for the Lewinsville Presbyterian Church. Beautiful evergreens were planted in a 14 foot buffer strip between the parking lot and the town houses.
- The pedestrian walkways throughout the community are open to the public.
- Trash receptacles were provided at the two bus stops on Chain Bridge Road and are emptied by the homeowner's association.



Pocket Parks

~ Enhancing the Community ~

- 7.6 Acres of Open Space (31%)
- 6 Pocket Parks
- Mill Park is open to the public, but privately maintained.



Tree Preservation

~ Adding Value Naturally ~

- Tree preservation was a critical factor at Evans Farm.
- The layout of streets, houses, and parks took into account tree preservation.
- Tree cover requirement met with existing mature trees.
- Tree cover provided through existing and new plantings exceeded requirements by over 50%.
- 65 mature trees and shrubs were transplanted, the great majority of which survived.
- Existing trees remain along Evans Farm Drive and in pocket parks and other open space areas.



An Award Winning Development

*Three MNCBIA Finest For Family
Living Awards in 2002:*

Category 1H: Over \$525,000

HONORABLE MENTION

'Rosewell', Evans Farm

Category 3I: Over \$1,000,001

WINNER

'Belvedere', Evans Farm

**Category 8B, Site Land Planning,
15-50 acres**

WINNER

Evans Farm

*Maryland National Capital Building
Industry Association Award:*

Environmental Developer of the Year, 2002

Finest For Family Living Award

Gold Award

Best Attached Home

Evans Farm – 'Belvedere'



Conclusion

- Evans Farm is a unique infill development that demonstrates excellence in residential design, tree preservation, adaptive re-use and community benefit.
- The layout of the overall site successfully integrates into the surrounding neighborhoods.
- The neotraditional design within the site takes advantage of the existing trees, encourages pedestrian usage, and creates a sense of place.
- The house designs are phenomenal and blend together.
- Amenities were created by upgrading the pond and renovating the Millhouse and Stonehouse. All of these elements add to the charm of Evans Farm.
- Tree preservation was a critical factor in the design. The pocket parks, pond, Millhouse, and Stonehouse were all enhanced by new plantings and are gathering places for residents and the public.
- The Lewinsville Retirement Residences gained 18 units and the Lewinsville Presbyterian Church gained a forty space parking lot.