# One University Development Partners, LLC

Rezoning Application
Community Meeting
July 8th, 2019







# Overview - Proposed Site Plan



# Affordable Building

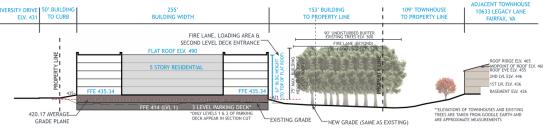
- 120 Units
- FCRHA Meeting Space
- Parking shared with Senior Building in underground garage
- Private courtyard and amenities

# **Senior Building**

- 120 Units
- Parking shared with Affordable Building in underground garage
- Private courtyard and amenities

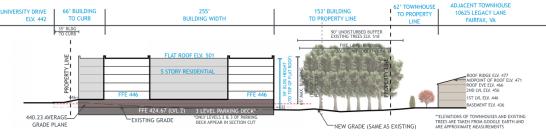
# **Student Housing Building**

- 340 Units
- Parking in underground garage
- Amenities designed for students



BUILDING C1 AVERAGE GRADE PLANE ELEVATION IS 420.17; MAXIMUM BUILDING HEIGHT FROM AVERAGE GRADE PLANE IS UP TO 75' MEASURED TO TOP OF FLAT ROOF

### **SECTION C1**



BUILDING C2 AVERAGE GRADE PLANE ELEVATION IS 440.23; MAXIMUM BUILDING HEIGHT FROM AVERAGE GRADE PLANE IS UP TO 65' MEASURED TO TOP OF FLAT ROOF

### **SECTION C2**

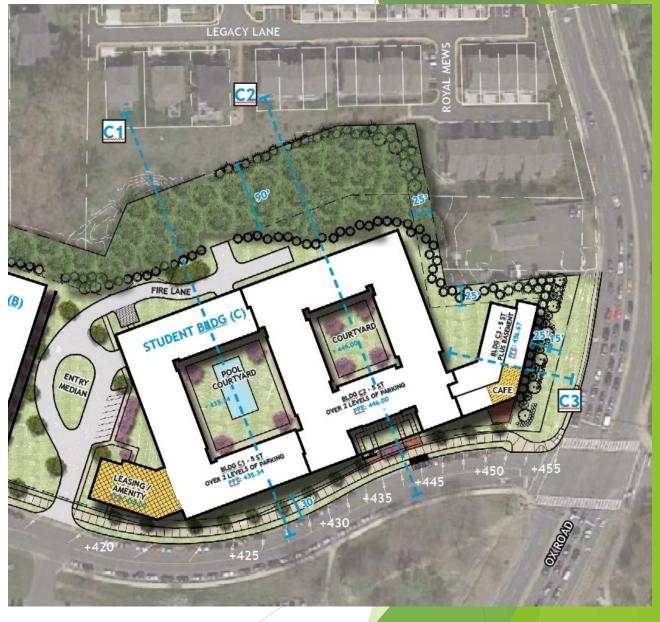


BUILDING C3 AVERAGE GRADE PLANE ELEVATION IS 451.06; MAXIMUM BUILDING HEIGHT FROM AVERAGE GRADE PLANE IS UP TO 65' MEASURED TO TOP OF FLAT ROOF

### **SECTION C3**

- 340 Units
- Parking in underground garage
- Amenities designed for students
- 153' building setback from North property line
- 90' undisturbed tree preservation buffer with supplemental planting along North property line
- Up to 75' building height from average grade plane
- 40' building setback with 25" planted buffer along Ox Road

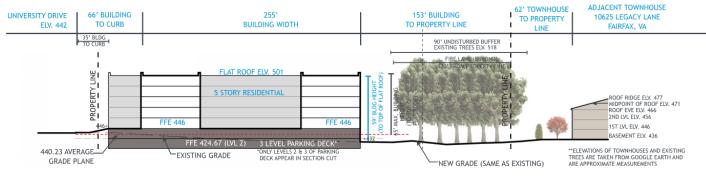
# **Student Building**



### ADJACENT TOWNHOUSE UNIVERSITY DRIVE | 50' BUILDING | 255' 153' BUILDING 109' TOWNHOUSE 10633 LEGACY LANE TO CURB TO PROPERTY LINE **BUILDING WIDTH** TO PROPERTY LINE ELV. 431 FAIRFAX, VA FIRE LANE, LOADING AREA & SECOND LEVEL DECK ENTRANCE FIRE LANE (BEYOND) FLAT ROOF ELV. 490 PROPERTY LINE ROOF RIDGE ELV. 465 5 STORY RESIDENTIAL 2ND LVL ELV. 446 1ST LVL ELV. 436 FFE 435.34 FFE 435.34 BASEMENT ELV. 426 FFE 414 (LVL 1) 3 LEVEL PARKING DECK\* \*\*ELEVATIONS OF TOWNHOUSES AND EXISTING 420.17 AVERAGE TREES ARE TAKEN FROM GOOGLE EARTH AND DECK APPEAR IN SECTION CUT EXISTING GRADE ARE APPROXIMATE MEASUREMENTS GRADE PLANE NEW GRADE (SAME AS EXISTING)

BUILDING C1 AVERAGE GRADE PLANE ELEVATION IS 420.17; MAXIMUM BUILDING HEIGHT FROM AVERAGE GRADE PLANE IS UP TO 75' MEASURED TO TOP OF FLAT ROOF

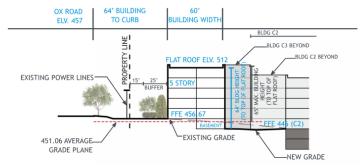
### **SECTION C1**



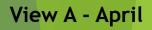
**Student Building** 

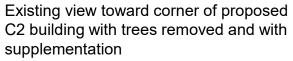
BUILDING C2 AVERAGE GRADE PLANE ELEVATION IS 440.23; MAXIMUM BUILDING HEIGHT FROM AVERAGE GRADE PLANE IS UP TO 65' MEASURED TO TOP OF FLAT ROOF

### SECTION C2



BUILDING C3 AVERAGE GRADE PLANE ELEVATION IS 451.06; MAXIMUM BUILDING HEIGHT FROM AVERAGE GRADE PLANE IS UP TO 65' MEASURED TO TOP OF FLAT ROOF







Existing view toward corner of proposed C2 building



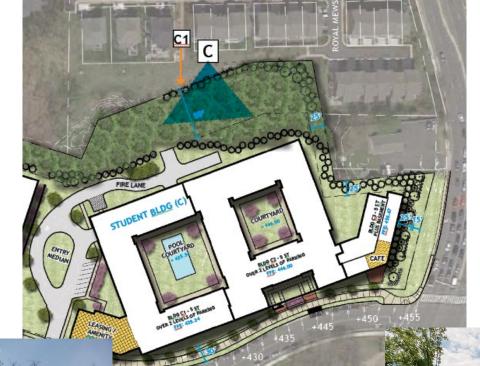


View to building C1 with trees removed and with supplemental planting

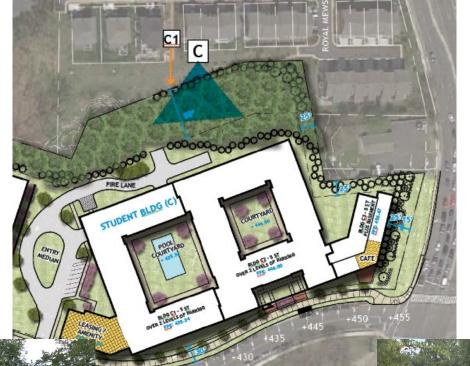




View to building C1 with trees removed and with supplemental planting





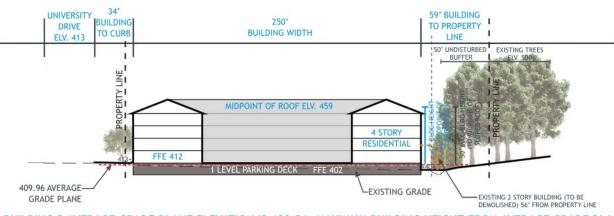


View to building C1 with trees removed and with supplemental planting



Existing view to proposed building C1

# Senior Building

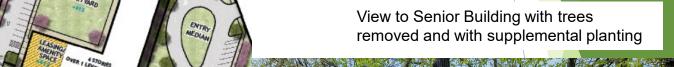


BUILDING B AVERAGE GRADE PLANE ELEVATION IS 409.96; MAXIMUM BUILDING HEIGHT FROM AVERAGE GRADE PLANE IS UP TO 50' MEASURED TO MIDPOINT OF SLOPED ROOF (SAME AS PREVIOUS SUBMISSION)

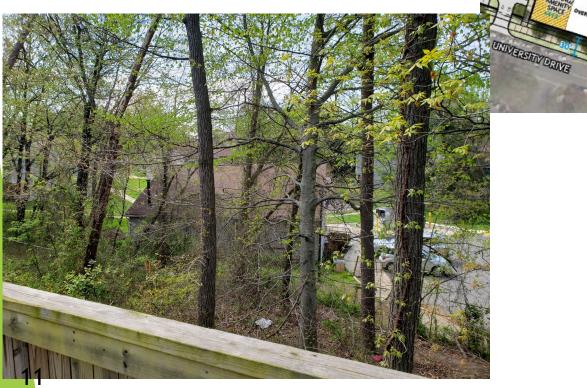
### **SECTION BB**

- 120 Units
- Parking shared with Family Building in underground garage
- Private courtyard and amenities
- 50' Buffer along North property line





SENIOR BLDG (B)



Existing view to proposed Senior Building

View to Senior Building with trees removed and with supplemental planting

SENIOR BLDG (B)



# UNIVERSITY 34' DRIVE ELV. 407 BUILDING TO CURB BUILDING WIDTH So' NUISTURBED BUFFER BUILDING TO PROPERTY LINE TO PL ROOF RIDGE ELV. 442 MIDPOINT OF ROOF ELV. 459 4 STORY RESIDENTIAL FFE 412 1 LEVEL PARKING DECK FFE 402 ROOF RIDGE ELV. 442 MIDPOINT OF ROOF ELV. 459 LEVEL PARKING DECK FFE 412 SO' LEVEL PARKING DECK FFE 412 LEVEL PARKING DECK FFE 402 EXISTING S 750RY BUILDING TO BE DEMORPH TOWN TREES ABE TAKEN FROM GOOGLE EARTH AND ARE APPROXIMATE MEASUREMENTS EXISTING GRADE EXISTING TOWN PROPERTY LINE EXISTING TOWN PROPERTY LINE

BUILDING A AVERAGE GRADE PLANE ELEVATION IS 400.04; MAXIMUM BUILDING HEIGHT FROM AVERAGE GRADE PLANE IS UP TO 60' MEASURED TO MIDPOINT OF SLOPED ROOF (SAME AS PREVIOUS SUBMISSION)

### **SECTION AA**

- 120 Units
- FCRHA Meeting Space
- Parking shared with Family Building in underground garage
- Private courtyard and amenities
- 50' Buffer along North property line
- No disturbance in RPA zone; Restoration proposed

# **Family Building**



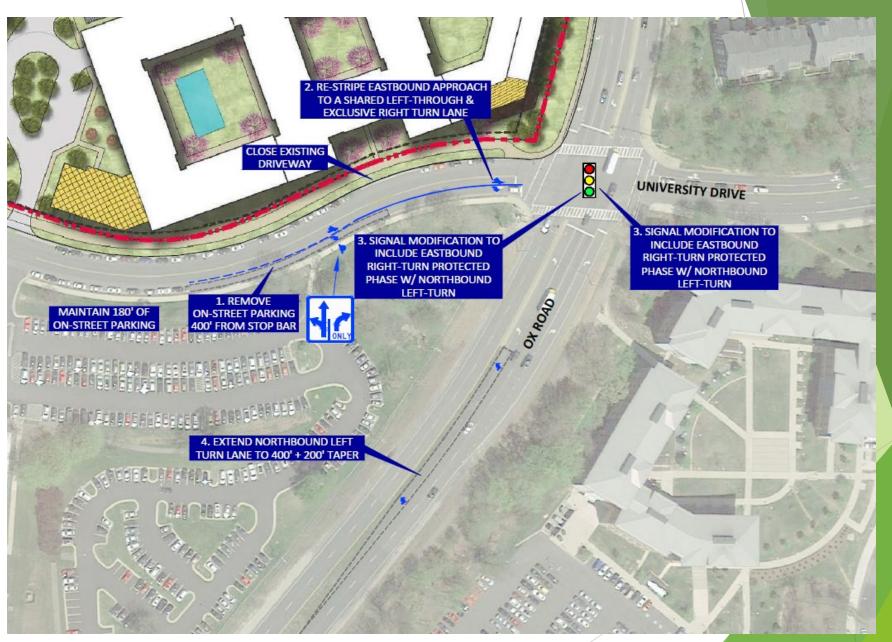


Existing view to proposed Family Building



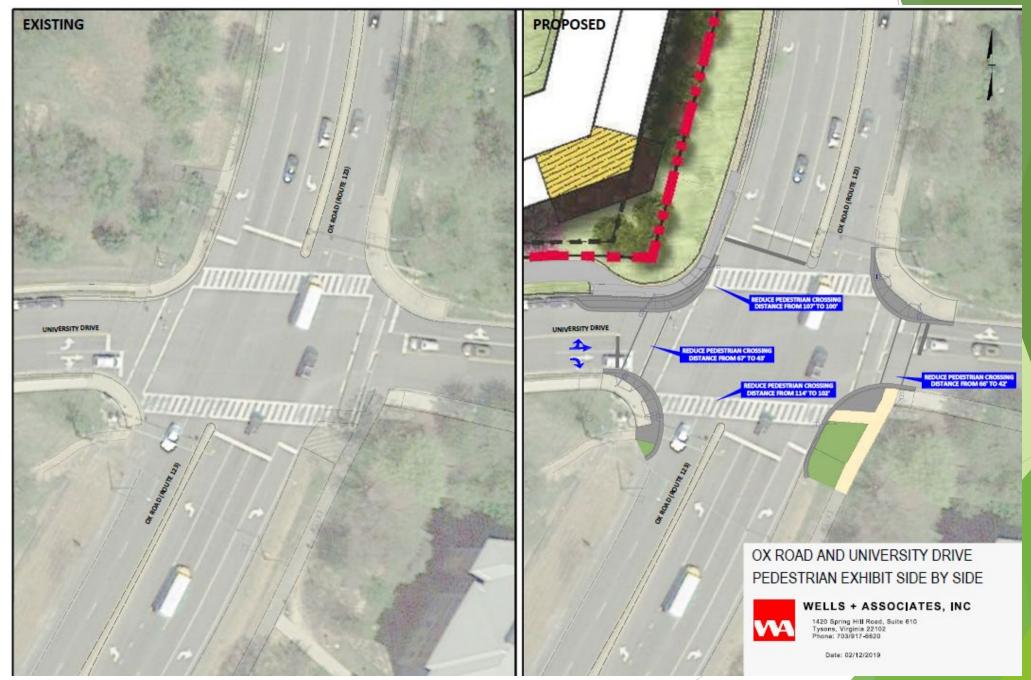
# Vehicular Improvements

- Decrease in overall delay at intersection during the AM and PM peaks over future condition without the development
- Decrease in
  eastbound University
  Drive delay queues
  during the AM and PM
  peak over future
  condition without the
  development



Traffic study assumes all units are multifamily.

# Pedestrian Improvements



Affordable Building - Perspective from University Drive



Senior Building - Perspective from University Drive



Student Building - Perspective from University Drive



Student Building - Perspective from University Drive & Ox Road



# **Project Evolution**













# **Questions?**

