



MetroWest Sections 4 & 5 (Buildings 14-18)

PCA/CDPA/FDPA 2003-PR-022-02





MetroWest Approval (2006) & Success

- 56-acre MetroWest site is approved for:
- 2,248 multifamily and single-family attached units
- 300,000 square feet office (Buildings 8&9)
- 190,000 square feet ground floor residential, office, and non-residential, non-office uses
- At least 135,000 square feet of gross floor area (GFA) in ground floors of Buildings 6-10 and 16-18



MetroWest Proffers

Completed Proffers

- Transportation: **\$37 million**
- Schools: **\$1.8 million**
- Providence District: **\$8 million**
- Infrastructure: **\$9.5 million**
- Athletic Field: **\$750,000**

Total: \$57+ million



The Atrium

- The Atrium active adult community
- Indoor pool, clubroom, fitness room
- 206 units, including 30 ADUs
- [The Atrium at MetroWest Active Adult Community New Home Communities | Fairfax, Virginia Homes | Pulte](#)



The Providence of Fairfax Silverstone Senior Living

Opened March 2021

- Seven story Assisted Living and Memory Care community with two-level underground parking garage
- 154 Units
 - 100 Assisted Living
 - 24 Mild Cognitive Impairment
 - 30 Memory Care
- [The Providence of Fairfax, Virginia \(silverstoneseniorliving.com\)](http://silverstoneseniorliving.com)



Remaining Portions of MetroWest Buildings 6-10, 14-18

TOTAL: 17.3 acres

- 1,380 dwelling units
- 300,000 sq. ft. office
- 135,000 sq. ft. ground floor non-residential



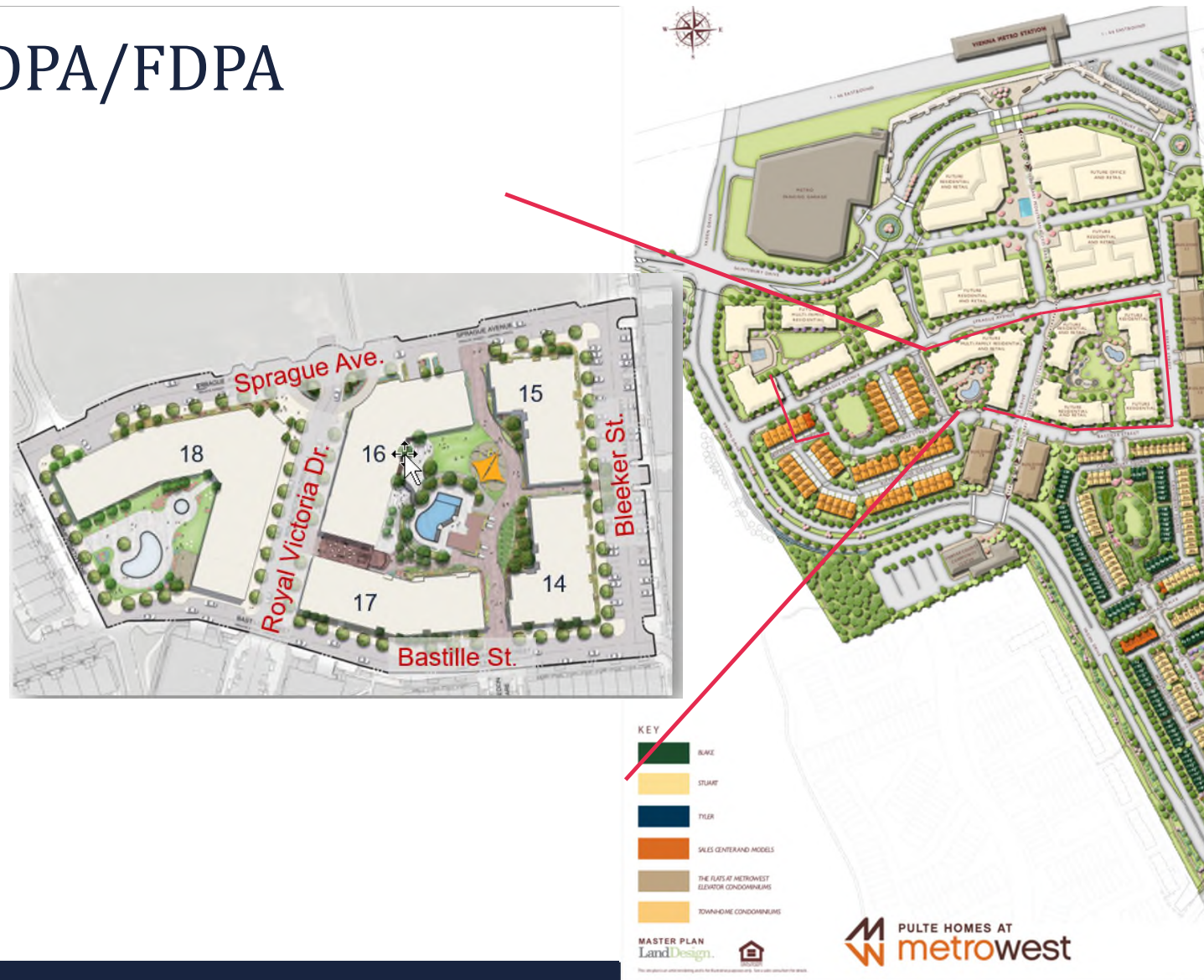
CRC Development (Buildings 6 – 10)

- 9.8 acres
- Building 6: 314 multifamily residential units (MF) + ground floor non-residential/retail
- Building 7: 272 MF units + ground floor non-residential/retail
- Buildings 8 & 9: 300,000 sq. feet office plus retail
- Building 10: 314 MF units + ground floor non-residential/retail
- Total 900 Dwelling Units
- 300,000 sq. ft. office
- 100,000 sq. ft. ground floor non-residential/retail



MetroWest PCA/CDPA/FDPA

- Adjust timing of Building 14-18 delivery to meet market demand
- Expansion of cap on child-care center enrollment (100 to 150)
- Community center – improvement over business center
- Design and amenity improvements
- No increase in residential development, no decrease in non-residential development



Pulte Development (Buildings 14-17 and 18)

- PCA/CDPA/FDPA accepted March 11, 2021
- Residential and non-residential unchanged:
 - 7.46 acres
 - Total 480 multifamily
 - 428 market
 - 52 ADUs
 - 35,000 sq. ft. ground floor retail



MetroWest Buildings 14-17 and 18

➤ Building 14-17

- 280 units (likely condo)
- Community Room - 1,150 sq. ft.
- Additional ground floor retail
- Building height 60 to 75 feet

➤ Building 18

- 200 units (likely condo)
- Childcare center
- Additional ground floor non-residential
- Building height 85 to 105 feet



MetroWest Buildings 14-17 & 18 - Parking

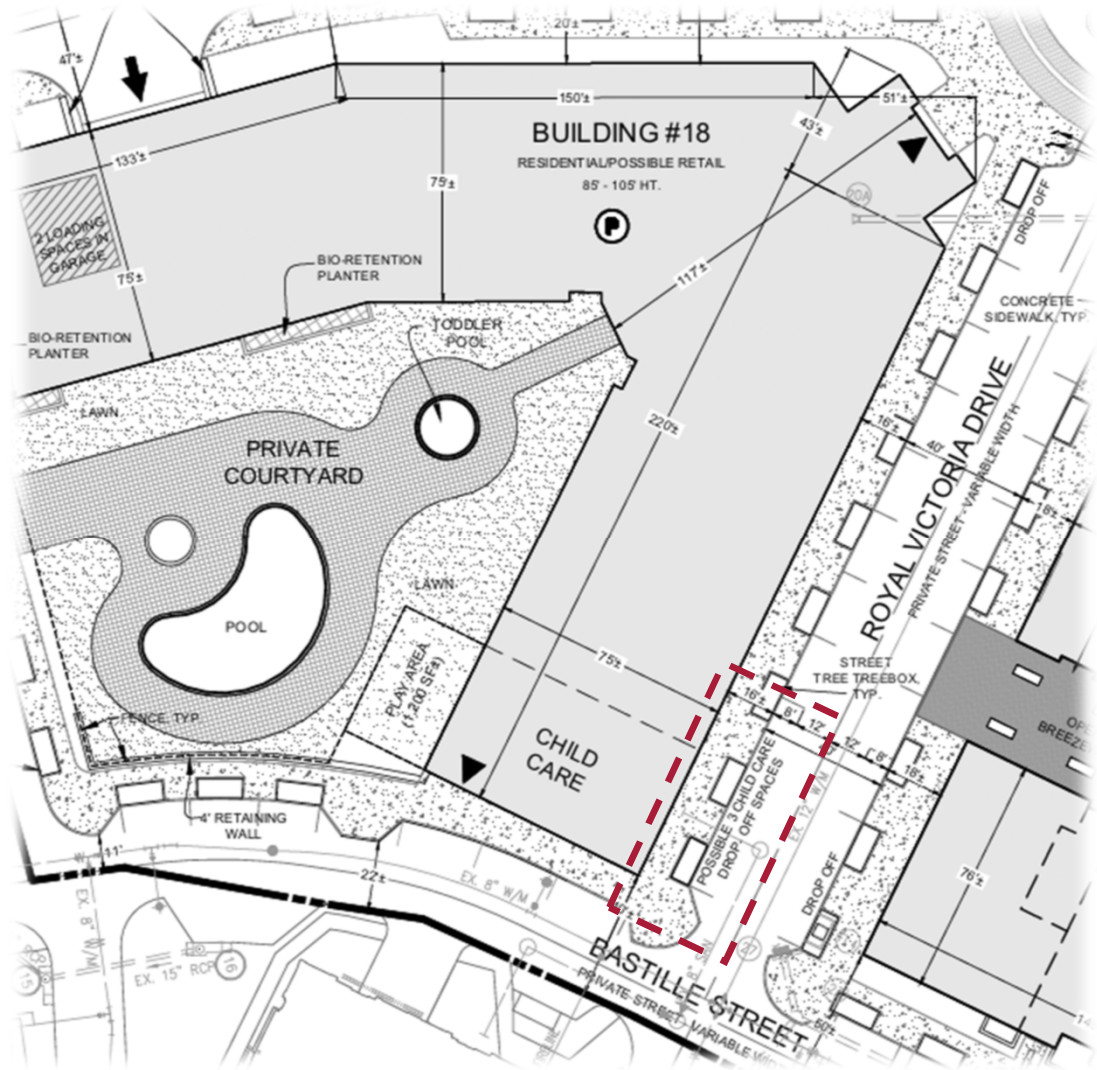
Subject to final engineering

- 503 spaces in the garage of Buildings 14-17
- 372 parking spaces in the garage of Building 18
- 90 surface and on-street spaces including designated visitor and drop-off spaces.
- Total provided 965 parking spaces
- Minimum required 943 parking spaces
- Staff has encouraged less parking due to proximity to Metro



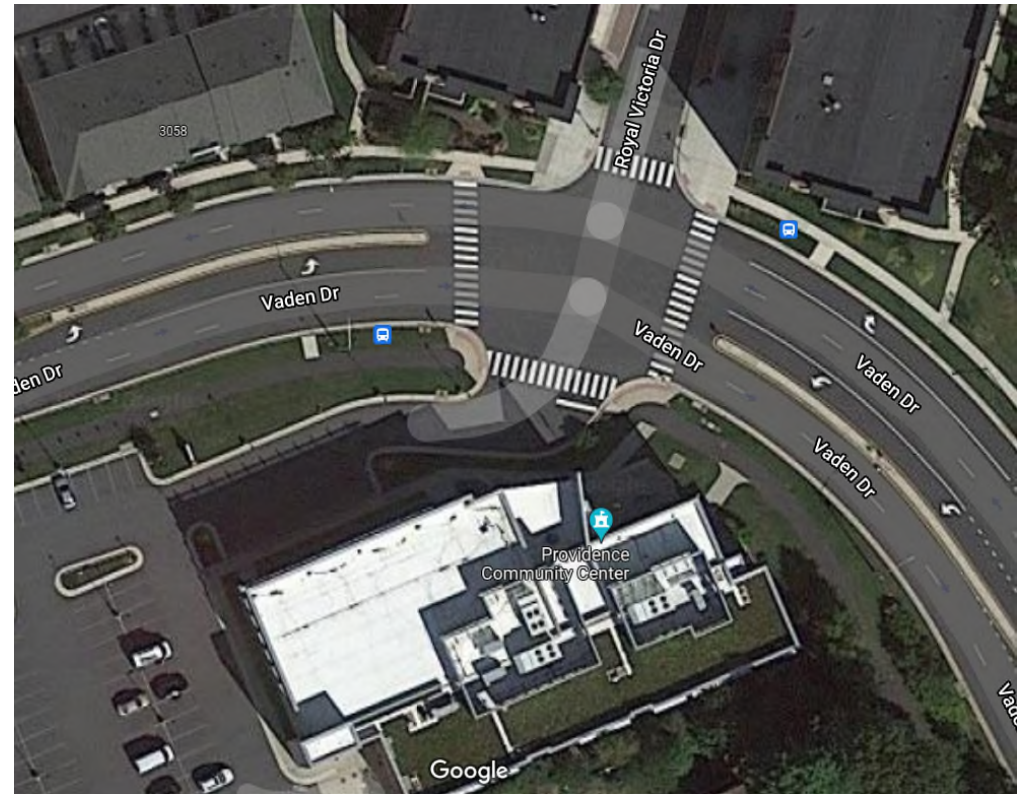
Child Care Drop-off

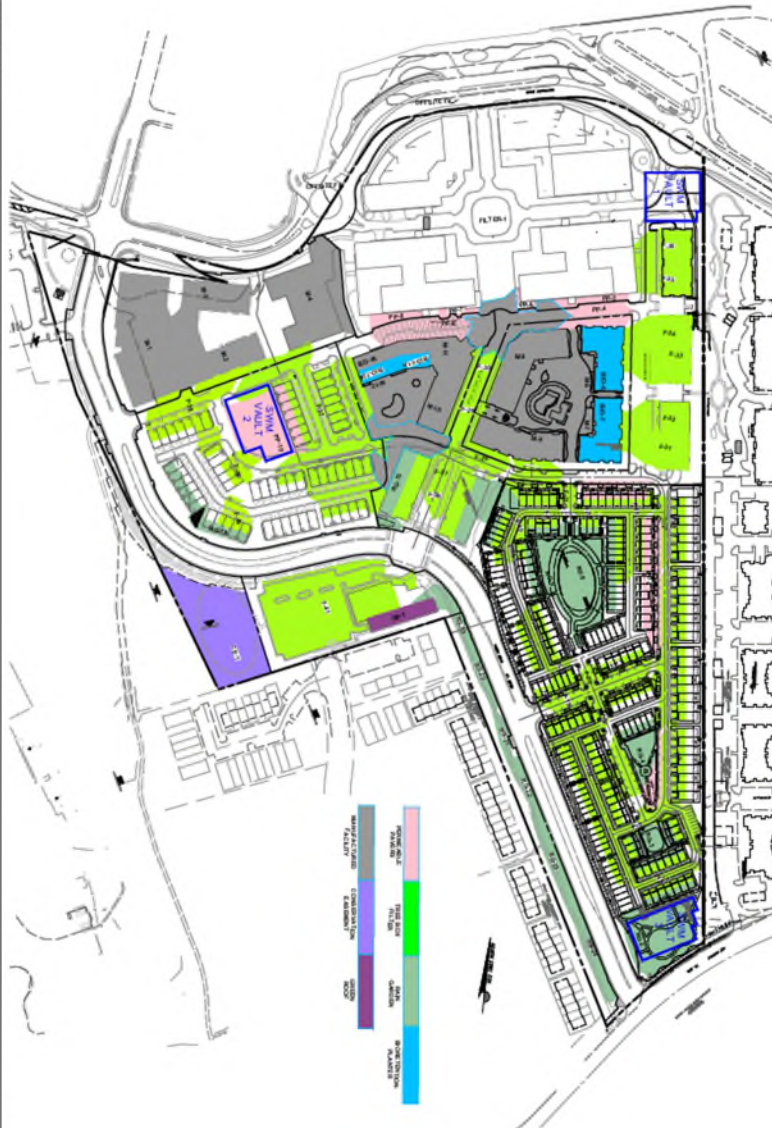
- Designated drop-off spaces at Royal Victoria
- Also likely to provide potential garage spaces for childcare drop off



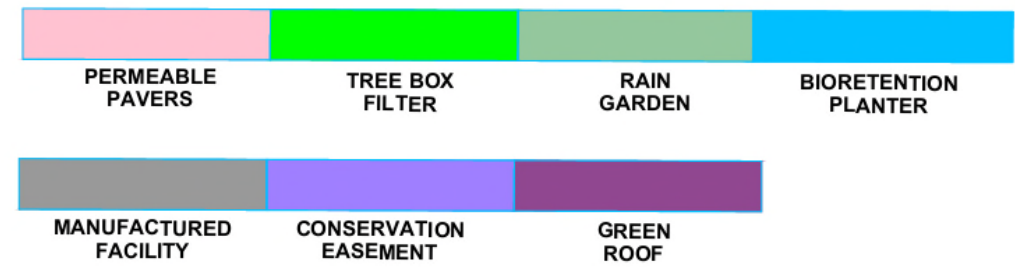
Pedestrian Crossing at Vaden Drive to Providence Community Center

- Original proffer commitment included a raised crosswalk with embedded lights at Vaden Drive
- VDOT did not approve
- Pulte obtained a proffer interpretation in December 2010 in order to provide crosswalks in accordance VDOT standards
- It is the Applicant's understanding that the County also approached VDOT about the installation of Rapid Repeating Flashing Beacons (RRFB) - VDOT did not support
- Continuing to review with the Providence District leadership, FCDOT & VDOT - \$250,000 previously paid by Pulte to improve this important intersection



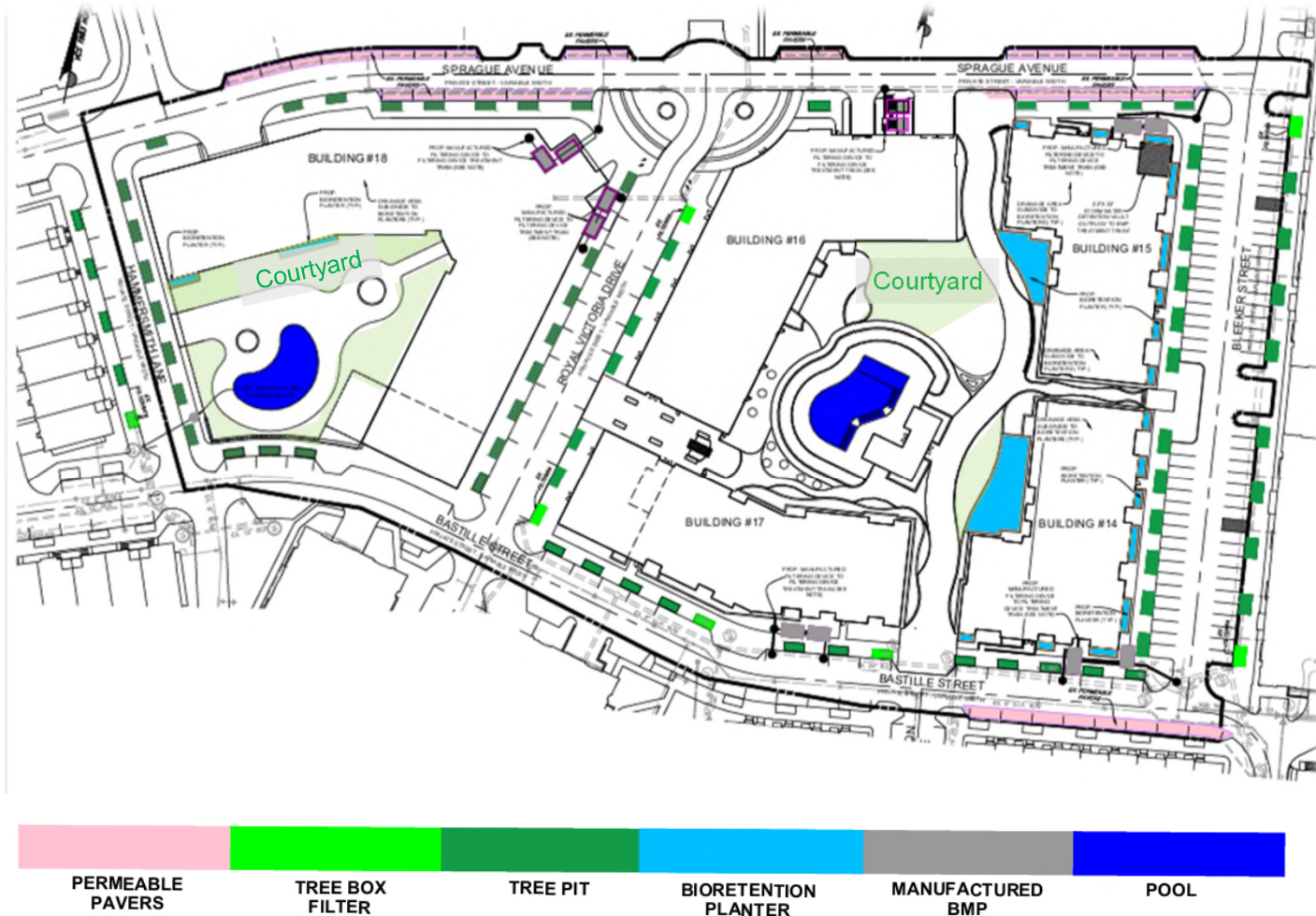


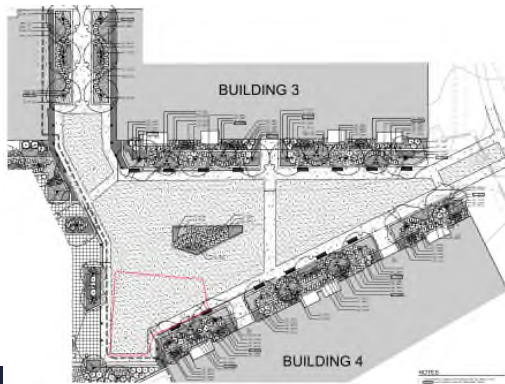
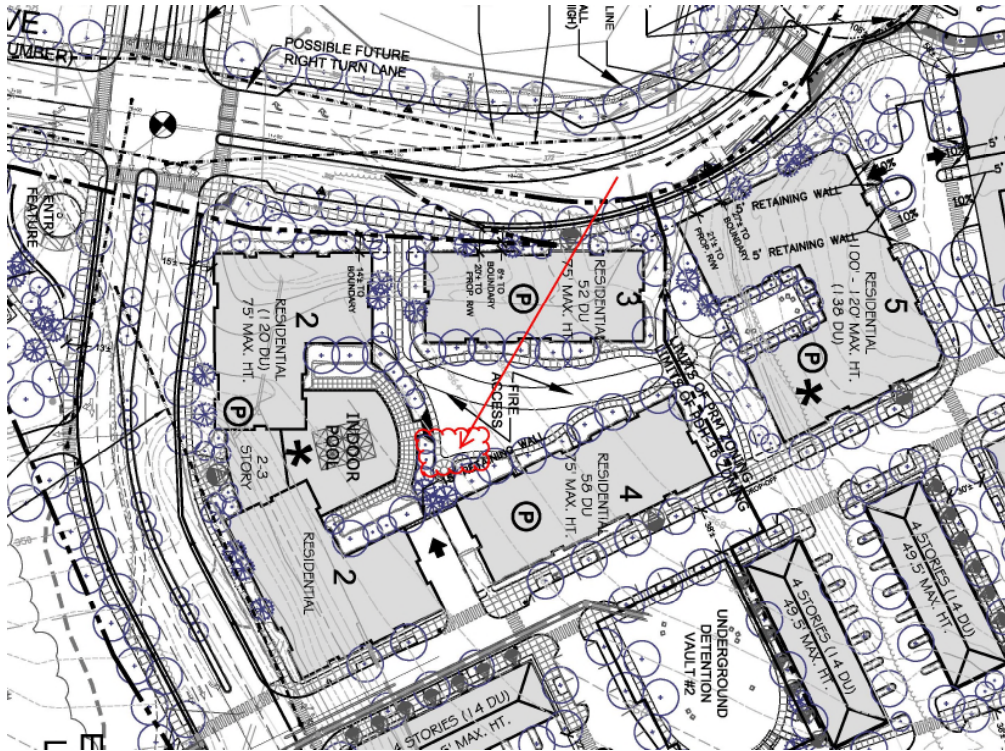
Storm Water Management



Stormwater Management and LID facilities

- Open Space: 20% (1.49 acres) required, 32.6 % (2.43 acres) provided.
- LID facilities including permeable pavers and urban bioretention planters will be provided enhanced environmental mitigation to offset impacts of development
- The approved CDP provided for a 40% phosphorus removal rate. The proposed BMP facilities with the CDPA/FDPA will result in a 65.4% phosphorus removal rate, a significant 25% improvement over the previously approved plans.
- Significant areas of landscaping, urban bioretention planters, tree plantings, and open space will provide environmental, placemaking, and enhanced quality of life benefits.





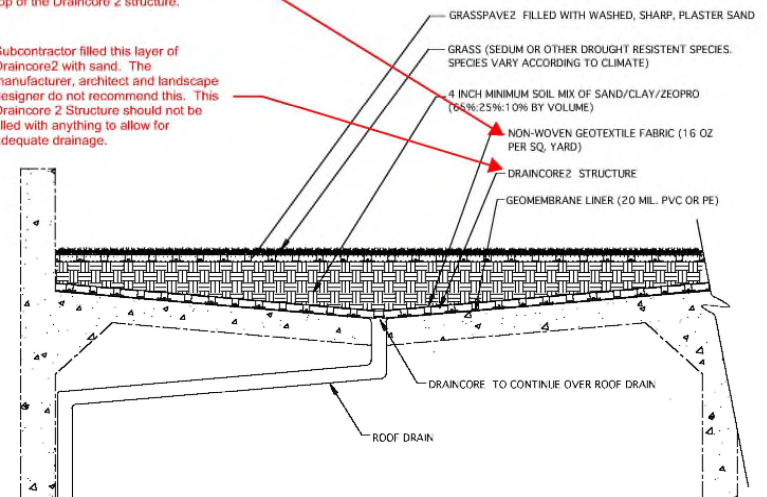
The Atrium – Drainage Fix

DRAINCORE2 ROOF DRAINAGE DETAIL W/ GRASSPAVE2 REINFORCEMENT

CHOOSE THIS PRODUCT FOR ROOF DRAINAGE W/ TURF REINFORCEMENT

Subcontractor installed the 16oz fabric under the Draincore2 instead of on top of it. This filter fabric needs to be installed on top of the Draincore 2 structure.

Subcontractor filled this layer of Draincore2 with sand. The manufacturer, architect and landscape designer do not recommend this. This Draincore 2 Structure should not be filled with anything to allow for adequate drainage.



NOT TO SCALE



Invisible Structures, Inc.
GP2DC2RoofDeck04.dwg



303-233-8383
www.invisiblestructures.com
V4.1



MetroWest Affordable Housing

Total of 142

- **83** ADUs are constructed and occupied
- **52** additional ADUs to be constructed with Buildings 14-18
- **7** units in The Providence are eligible for the Virginia Department of Social Services Auxiliary Grant Program





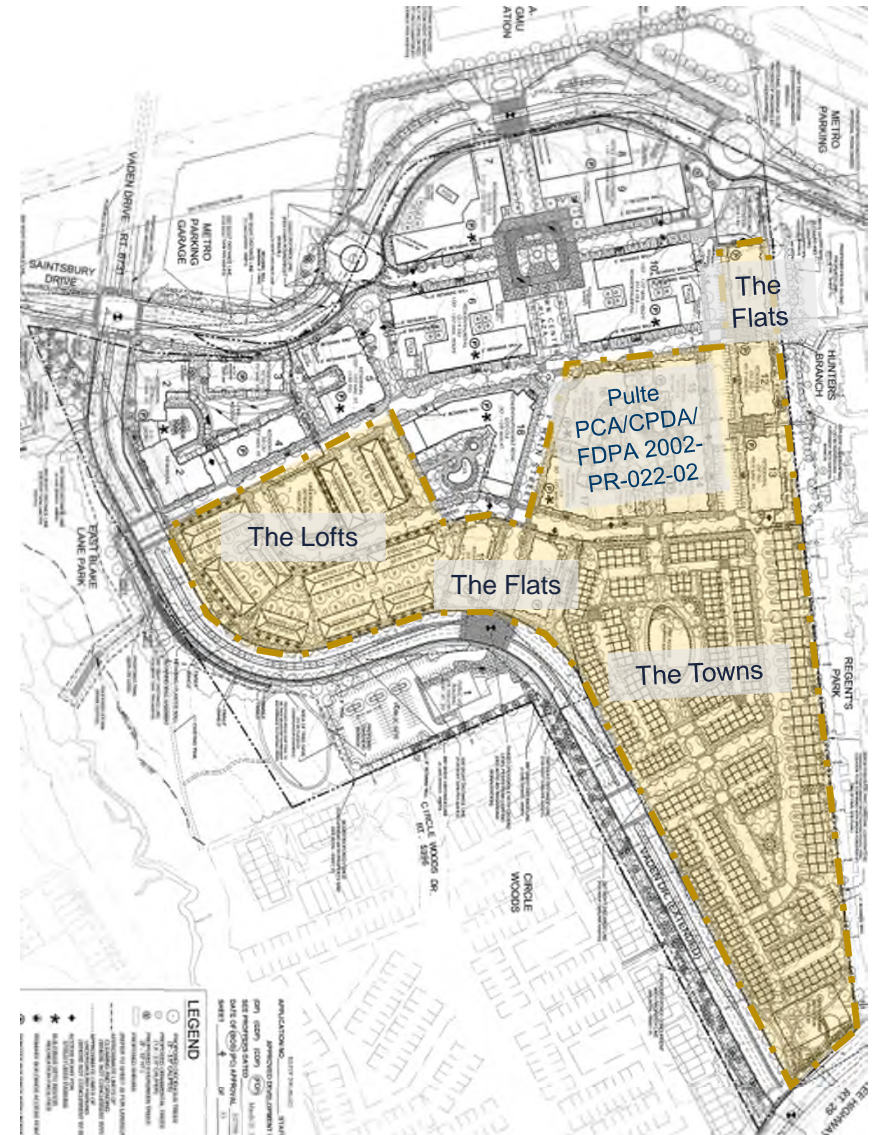






Pool and Pool House

- Access to the Pool and Pool House limited to:
- The Towns - 218
- The Flats - 160
- The Lofts - 122
- Buildings 14-17 - 280
- Total 780





- POOL HOUSE: 1,330 SF
- POOL DECK: 3,600 SF
- POOL AREA: 2,500 SF
- COURTYARD: 50,000 SF

Pool surface area was about 1,400 SF

Capacity increased 50 to 70+ persons













3



Community Questions

Thank You

