

The background features a repeating pattern of light gray, irregular geometric shapes, primarily triangles and polygons, scattered across the page. One shape in the upper right quadrant is highlighted in a vibrant green color.

N29 WILLOWOOD

CONCEPT PACKAGE

April 19, 2022

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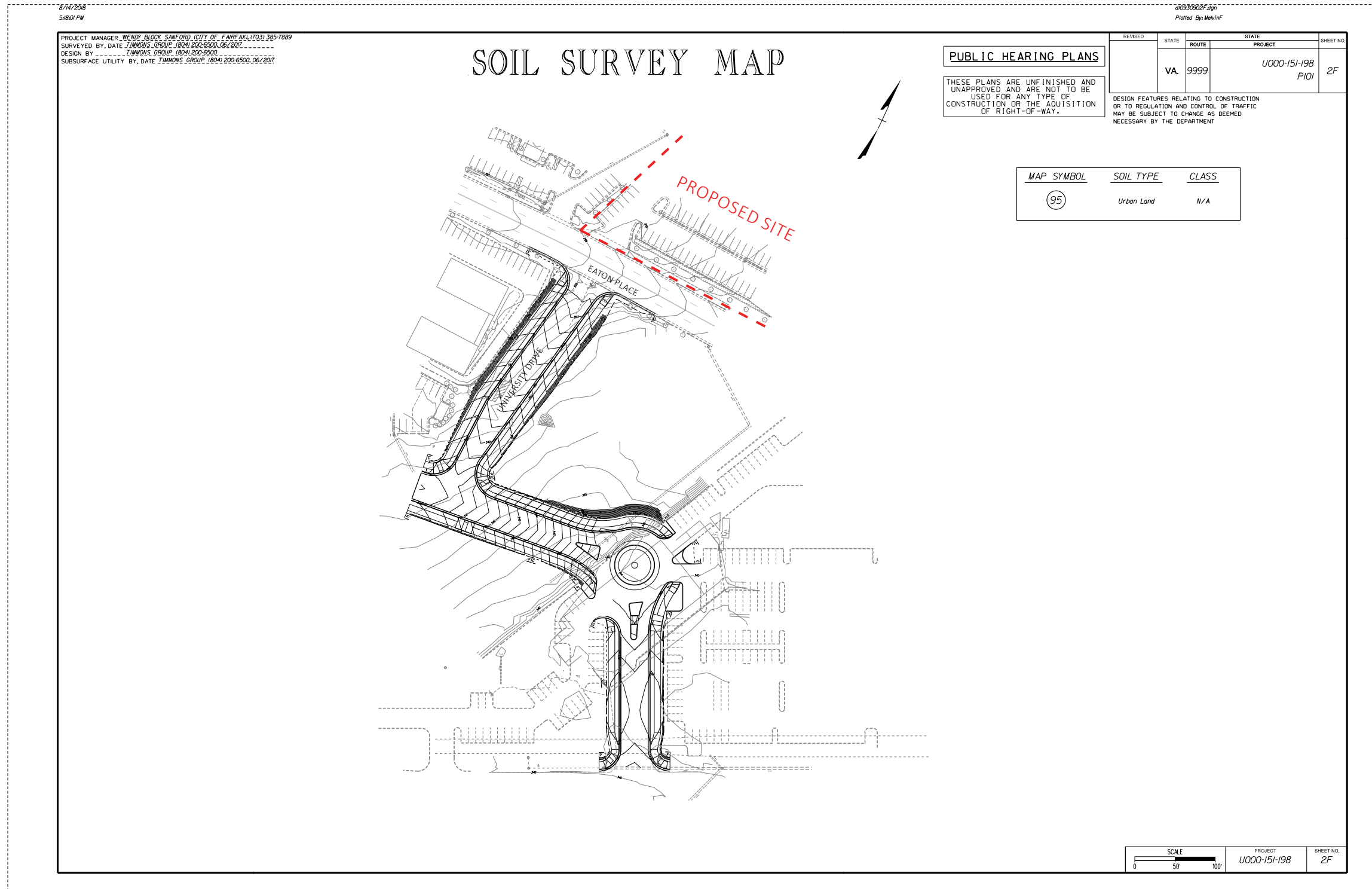
1

CONTEXT

SITE ANALYSIS

REFERENCE

Future University Drive Extension



CONTEXT

Site Plan



CONTEXT

Site Context Images



① 10400 EATON PL SUITE 105, FAIRFAX, VA 22030



② 3541 CHAIN BRIDGE RD, FAIRFAX, VA 22030



③ 3545 CHAIN BRIDGE RD, FAIRFAX, VA 22030

CONTEXT

Site Context Images



④ OFFICE BUILDING



⑤ SHOPPING CENTER



⑥ MARRIOTT RESIDENCE INN

2

CONCEPT DESIGN

OVERVIEW

CONCEPT DESIGN

Calculations

PHASE 1

RESIDENTIAL

	Gross Area (SF)	Net Area (SF)	Unit Count	Retail (SF)	Amenity (SF)	Building Height (SF)
LEVEL 01	40,117	23,066	29	2,100	10,880	10.00
LEVEL 02	29,857	25,378	32			10.00
LEVEL 03	41,756	35,493	44			10.67
LEVEL 04	41,756	35,493	44			10.67
LEVEL 05	41,756	35,493	44			10.67
LEVEL 06	41,756	35,493	44			10.67
LEVEL 07	41,756	35,493	44			10.67
	278,754	225,908	282	2,100	10,880	73.35

PHASE 2

RESIDENTIAL

	Gross Area (SF)	Unit Count	Parking	Building Height (FT)
LEVEL 01	34,560			10.67
LEVEL 02	34,560	32	64	10.67
LEVEL 03	34,560			10.67
LEVEL 04	34,560	32	64	10.67
	138,240	64	128	42.68

PARKING

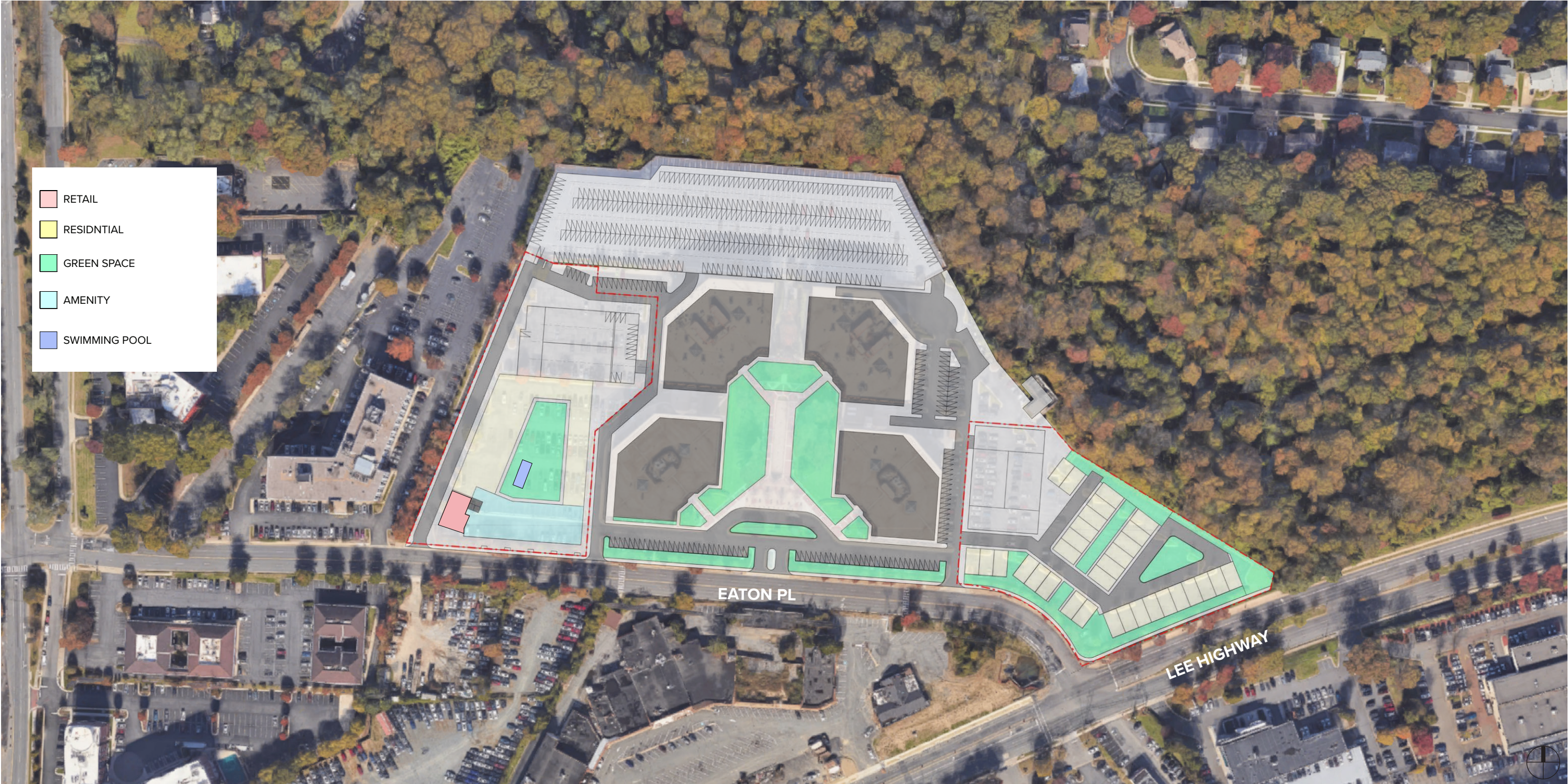
	Office Spaces	Shared Spaces	Resi Spaces	Total Spaces	Compact Spaces	Building Height (FT)
LEVEL 01	87			87	18	10.67
LEVEL 02	84			84	16	10.67
LEVEL 03	3	81		84	16	10.67
LEVEL 04		40	44	84	16	10.67
LEVEL 05			84	84	16	10.67
LEVEL 06			84	84	16	10.67
LEVEL 07			84	84	16	10.67
LEVEL 07.5			53	53	10	
	174	121	349	644	124	74.69

PARKING

	Office Spaces	Building Height (FT)
LEVEL 01	66	10.67
LEVEL 02	68	10.67
LEVEL 03	68	10.67
LEVEL 04	68	10.67
LEVEL 05	68	10.67
LEVEL 05.5	37	
	375	53.35

CONCEPT DESIGN

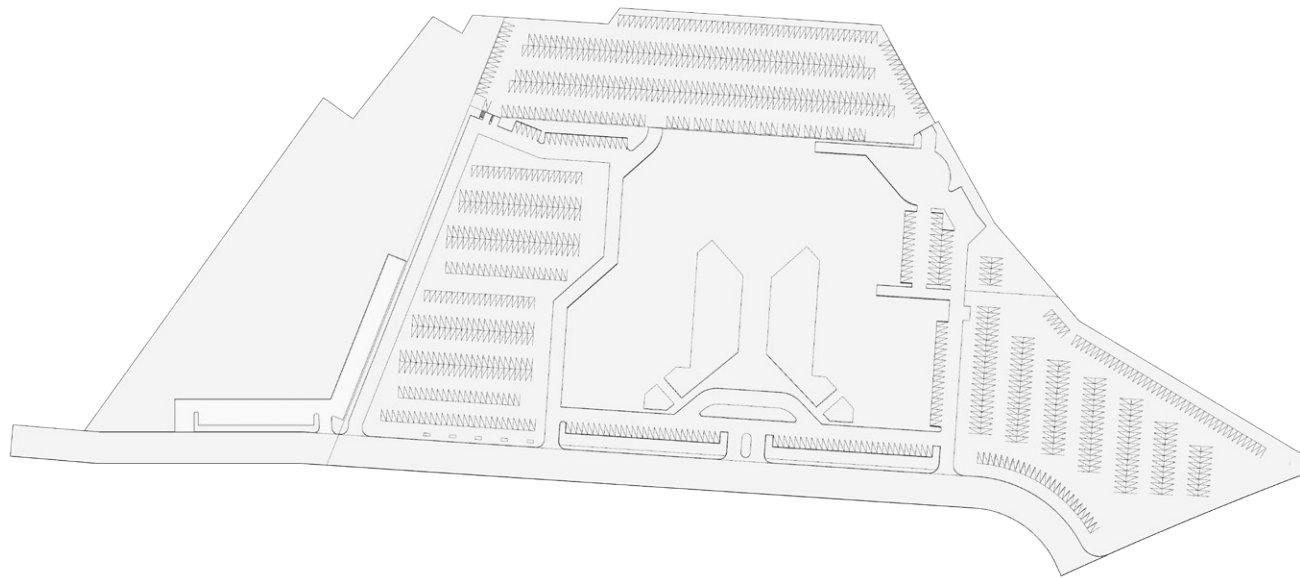
Site Plan with Context



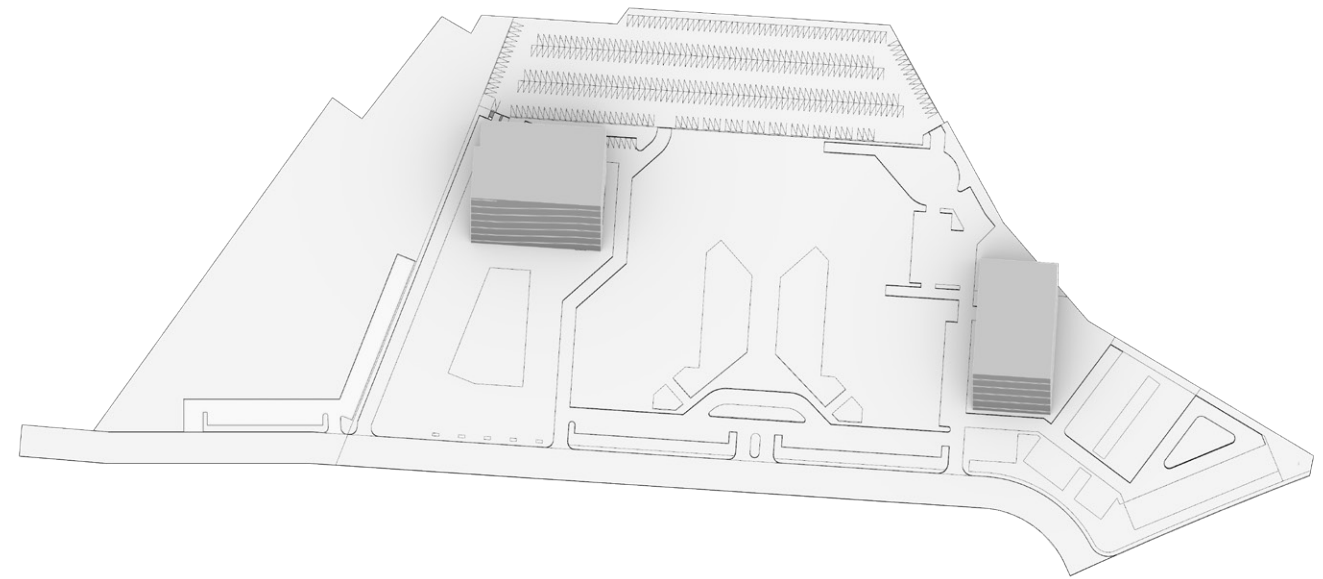
COMPARISON

Parking

EXISTING



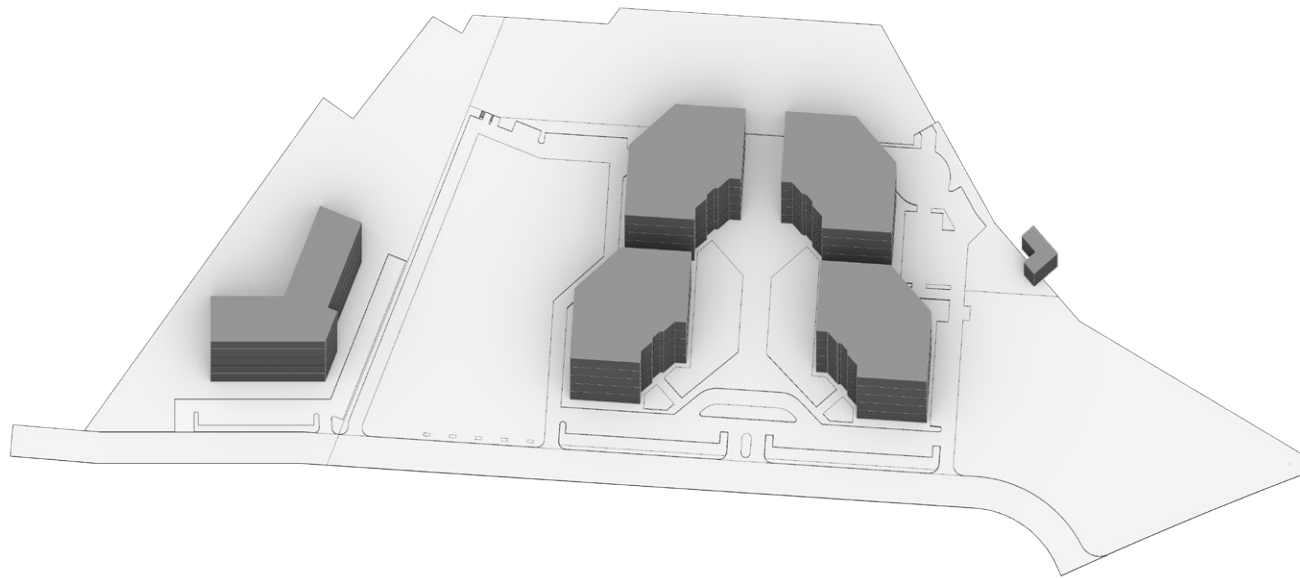
PROPOSED DESIGN



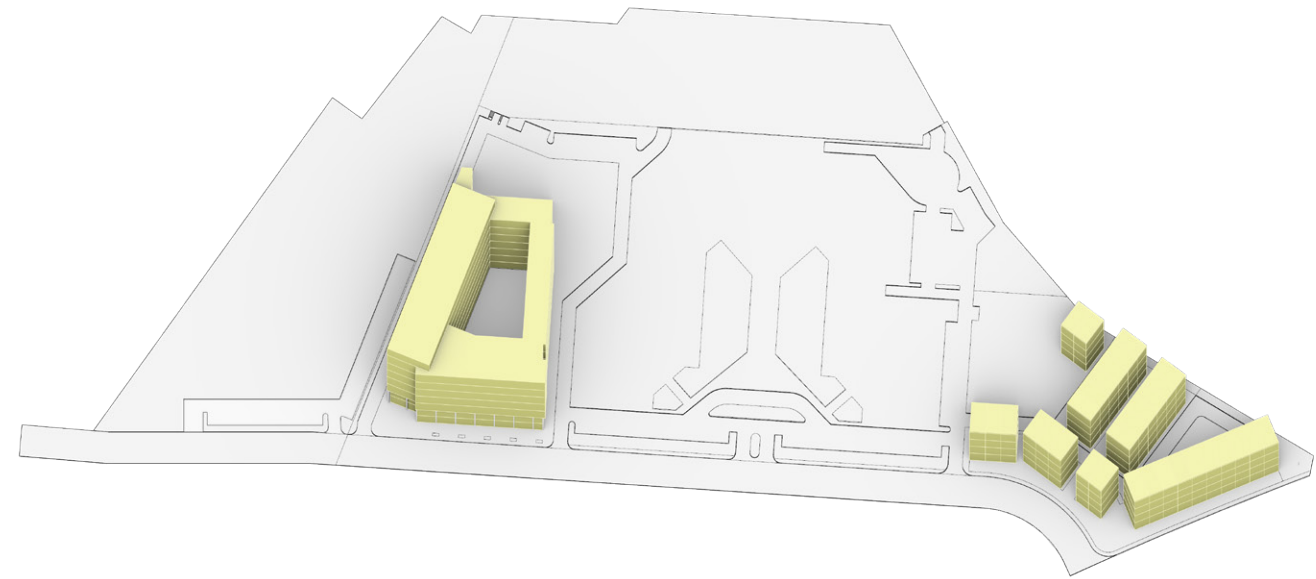
COMPARISON

Building

EXISTING



PROPOSED DESIGN



COMPARISON

Greenery

EXISTING



PROPOSED DESIGN



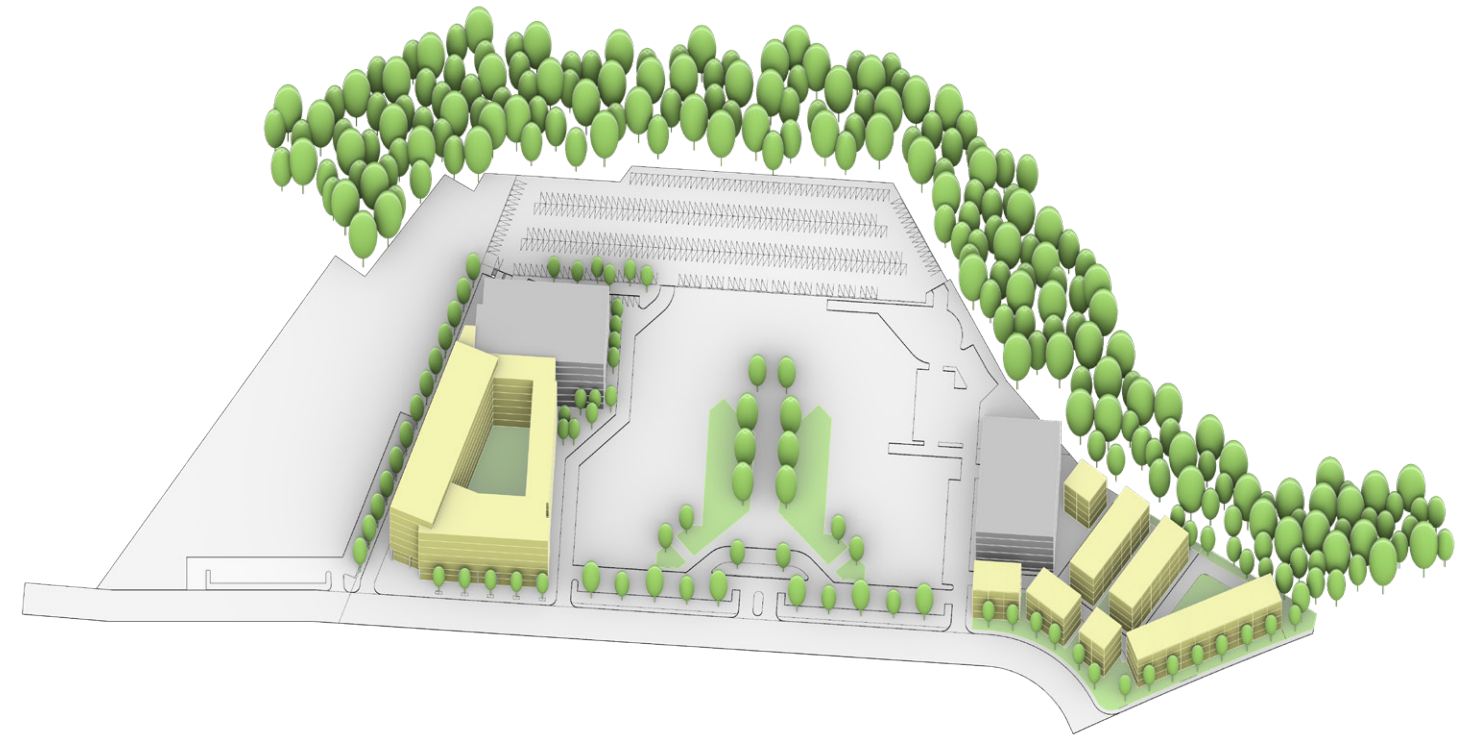
COMPARISON

Overall

EXISTING

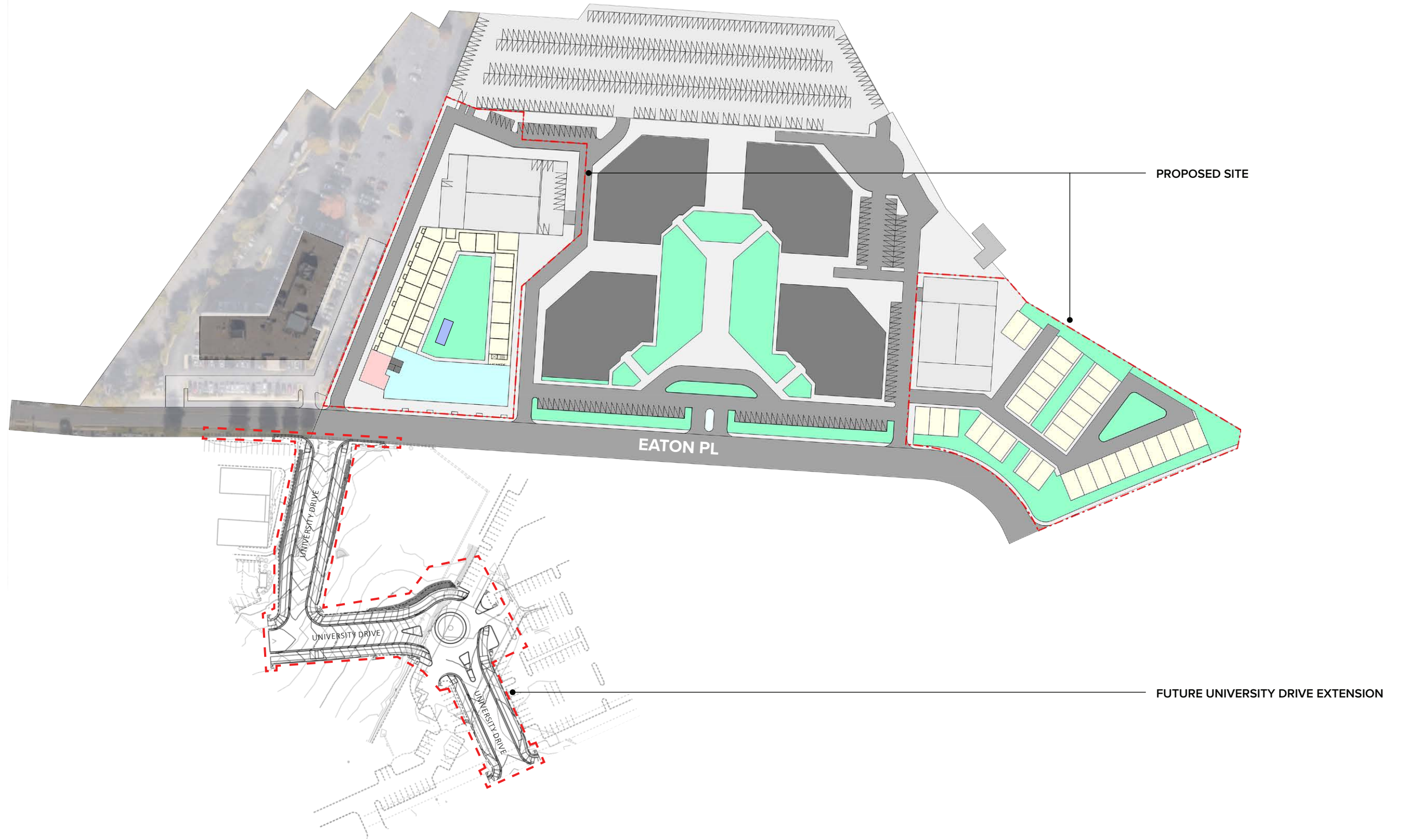


PROPOSED DESIGN



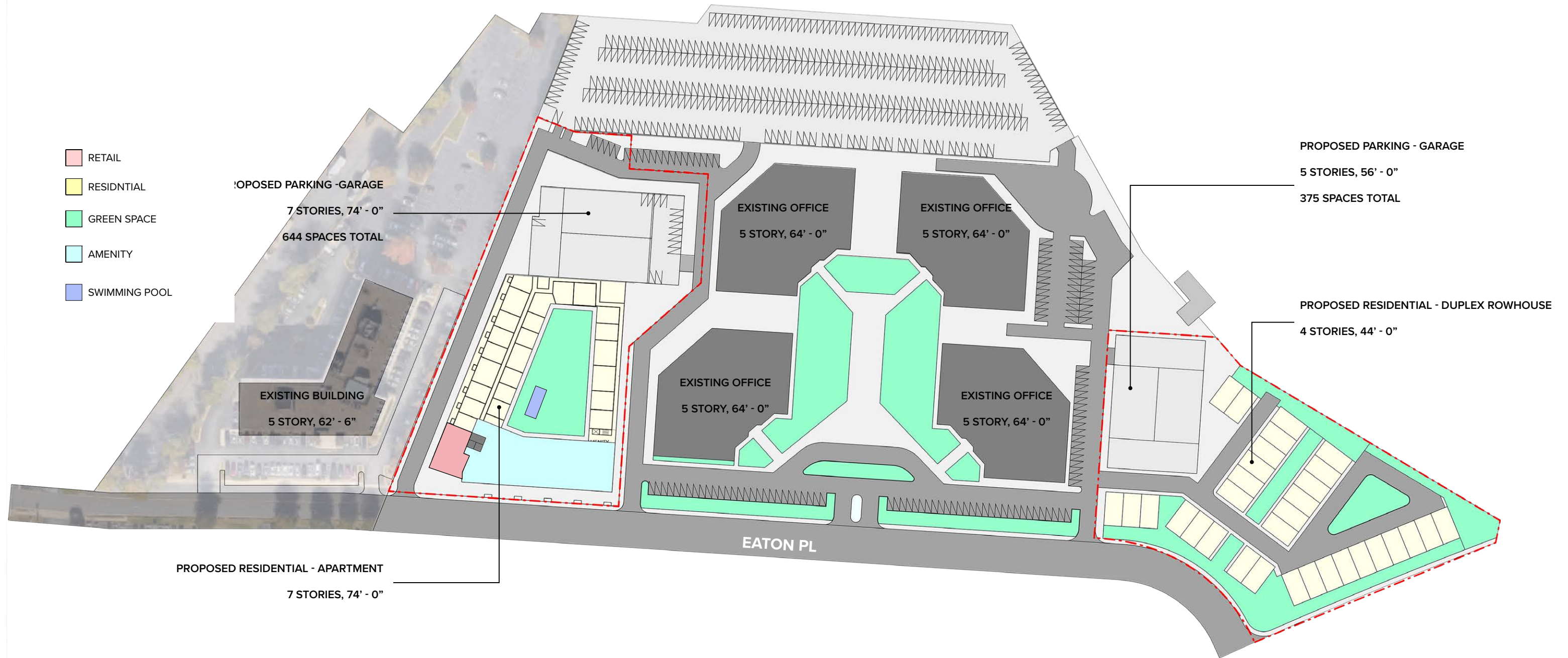
CONCEPT DESIGN

Site Drawing + University Drive Extension



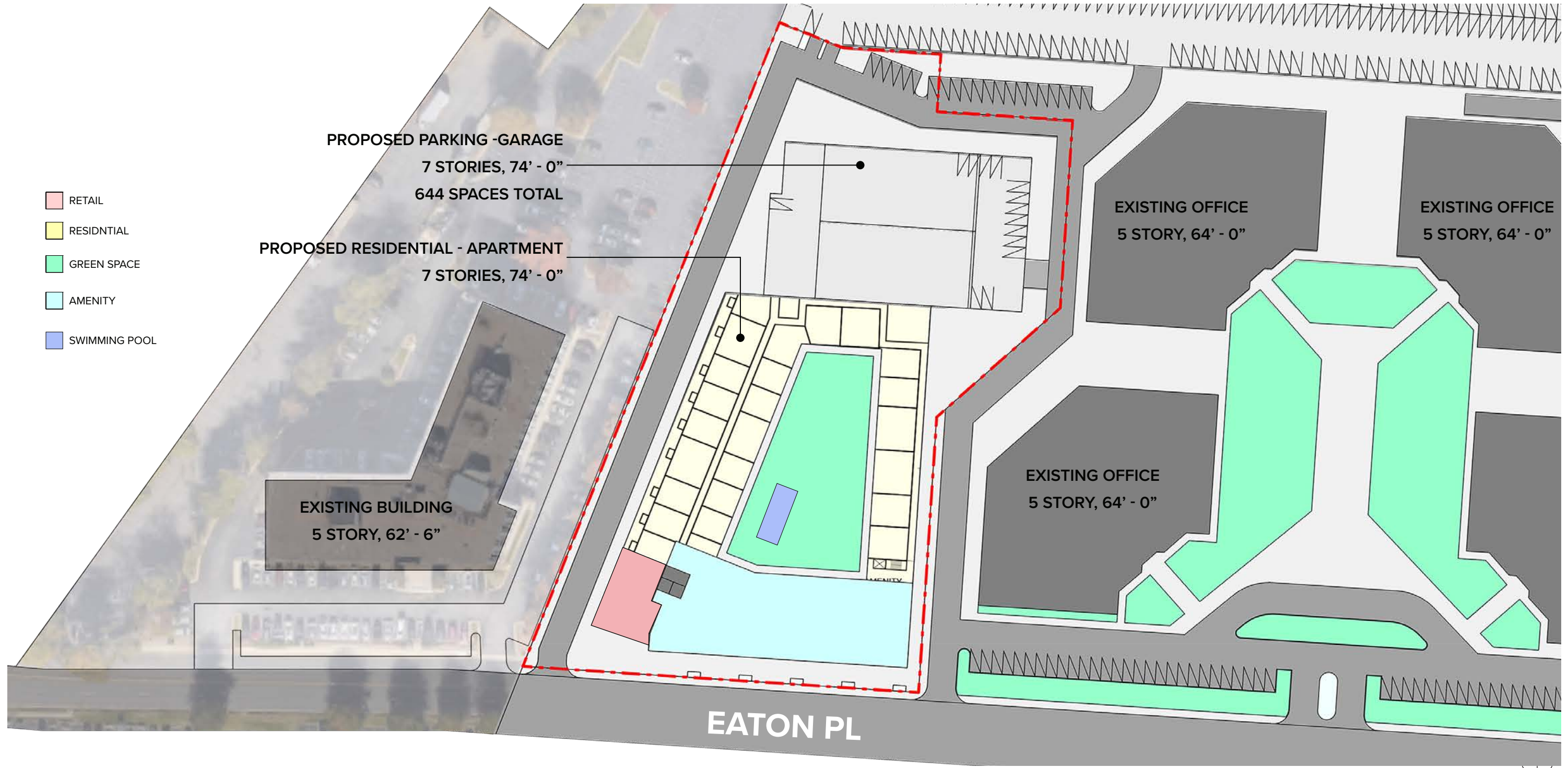
CONCEPT DESIGN

Site Drawing + Building Heights



CONCEPT DESIGN

Phase 1



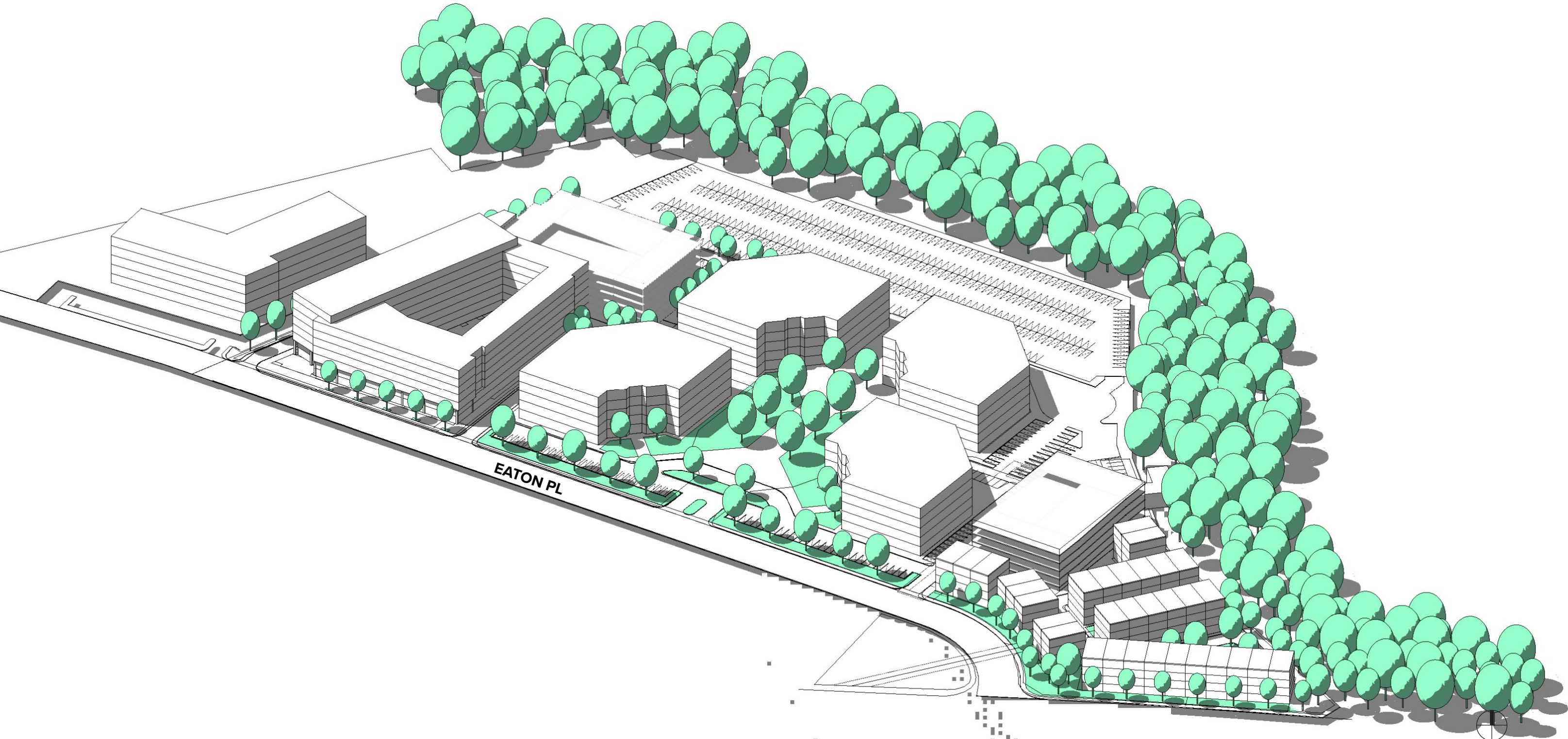
CONCEPT DESIGN

Phase 2



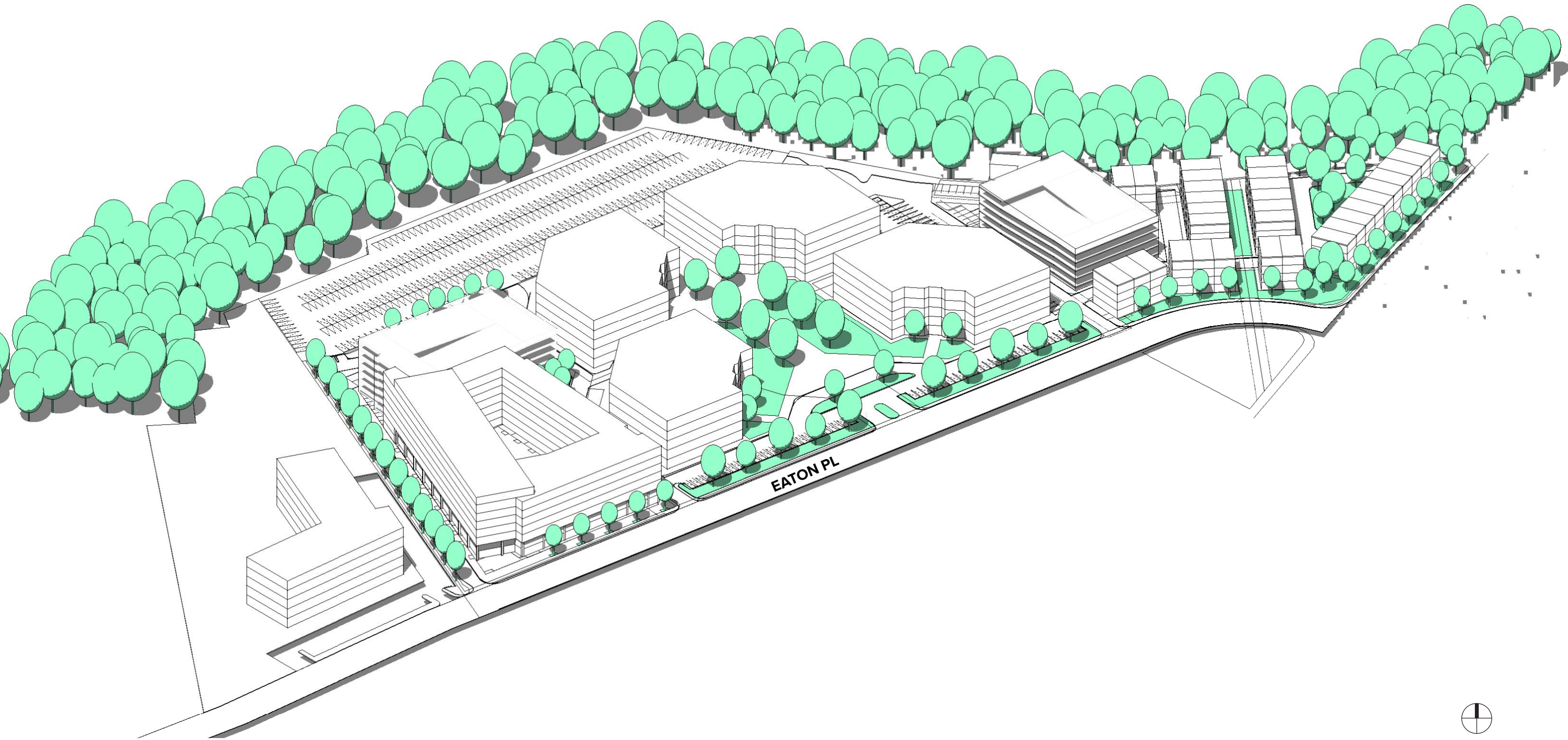
CONCEPT DESIGN

Axon from SE



CONCEPT DESIGN

Axon from SW



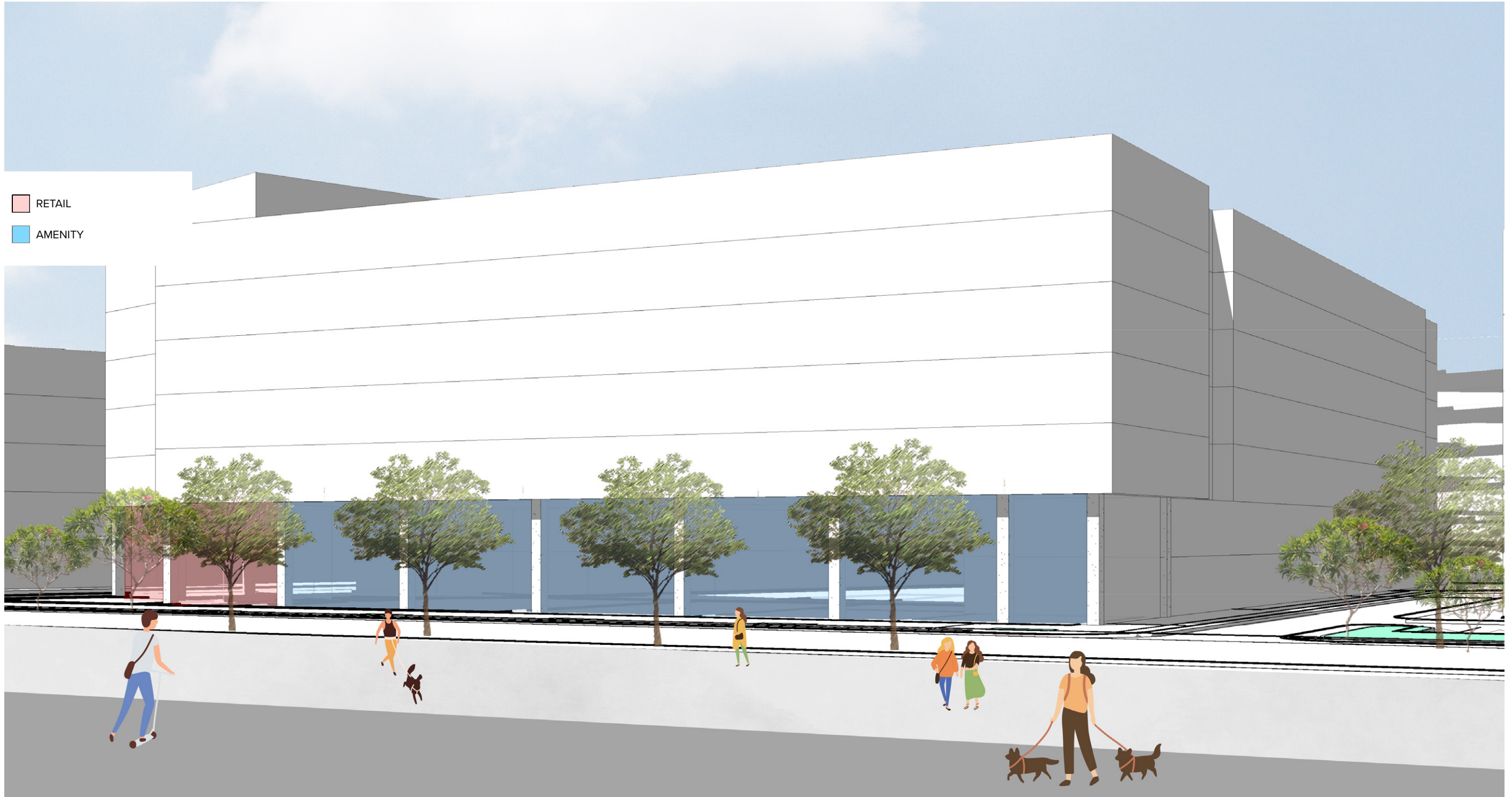
CONCEPT DESIGN

Perspective 1



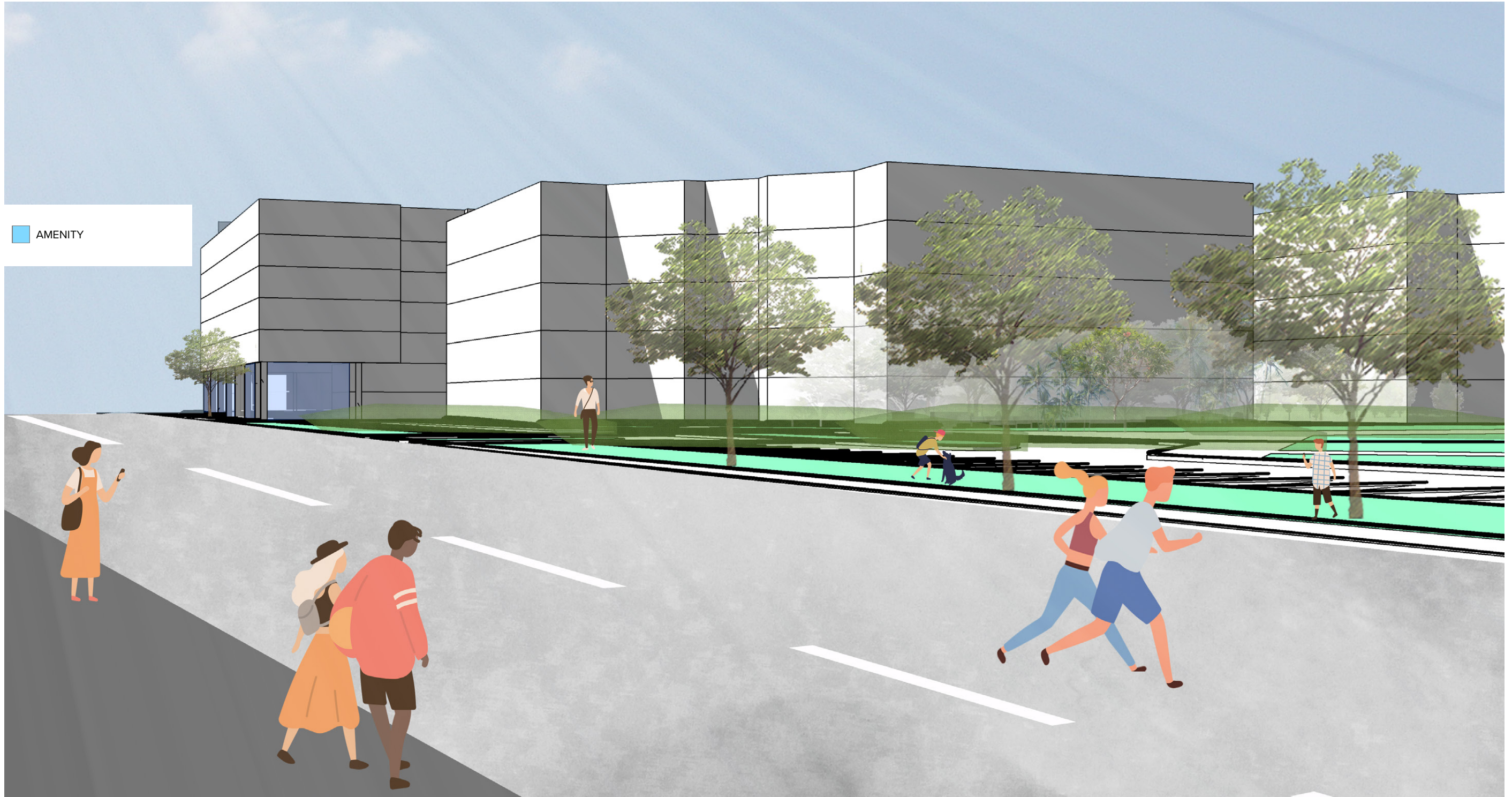
CONCEPT DESIGN

Perspective 2



CONCEPT DESIGN

Perspective 3



CONCEPT DESIGN

Phase 2 - Stacked Townhouse Parking



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DEVELOPMENT STRATEGY
SMALL AREA PLAN

DEVELOPMENT STRATEGY

Small Area Plan



DEVELOPMENT STRATEGY

Concept Plan

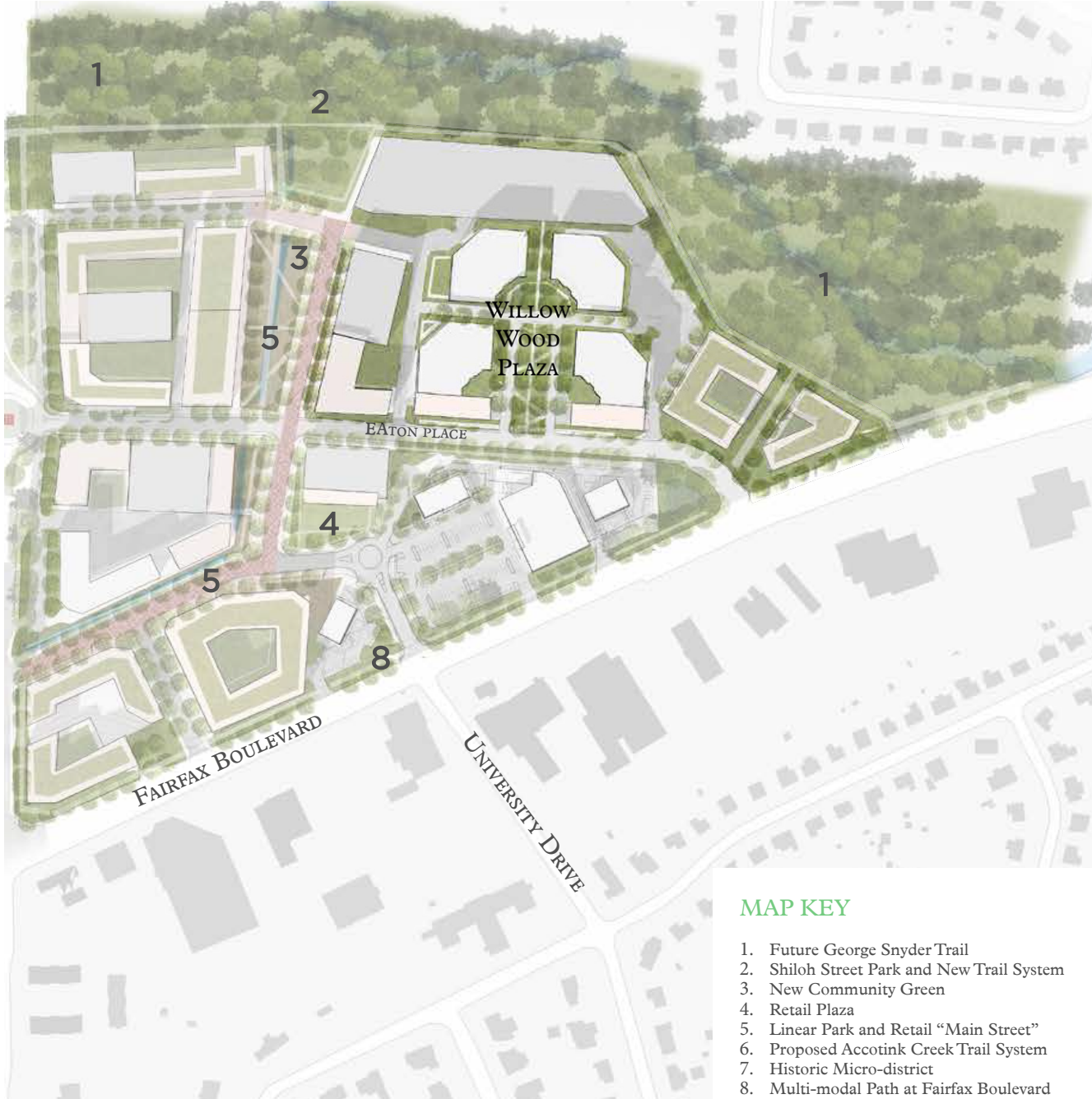


MAP KEY

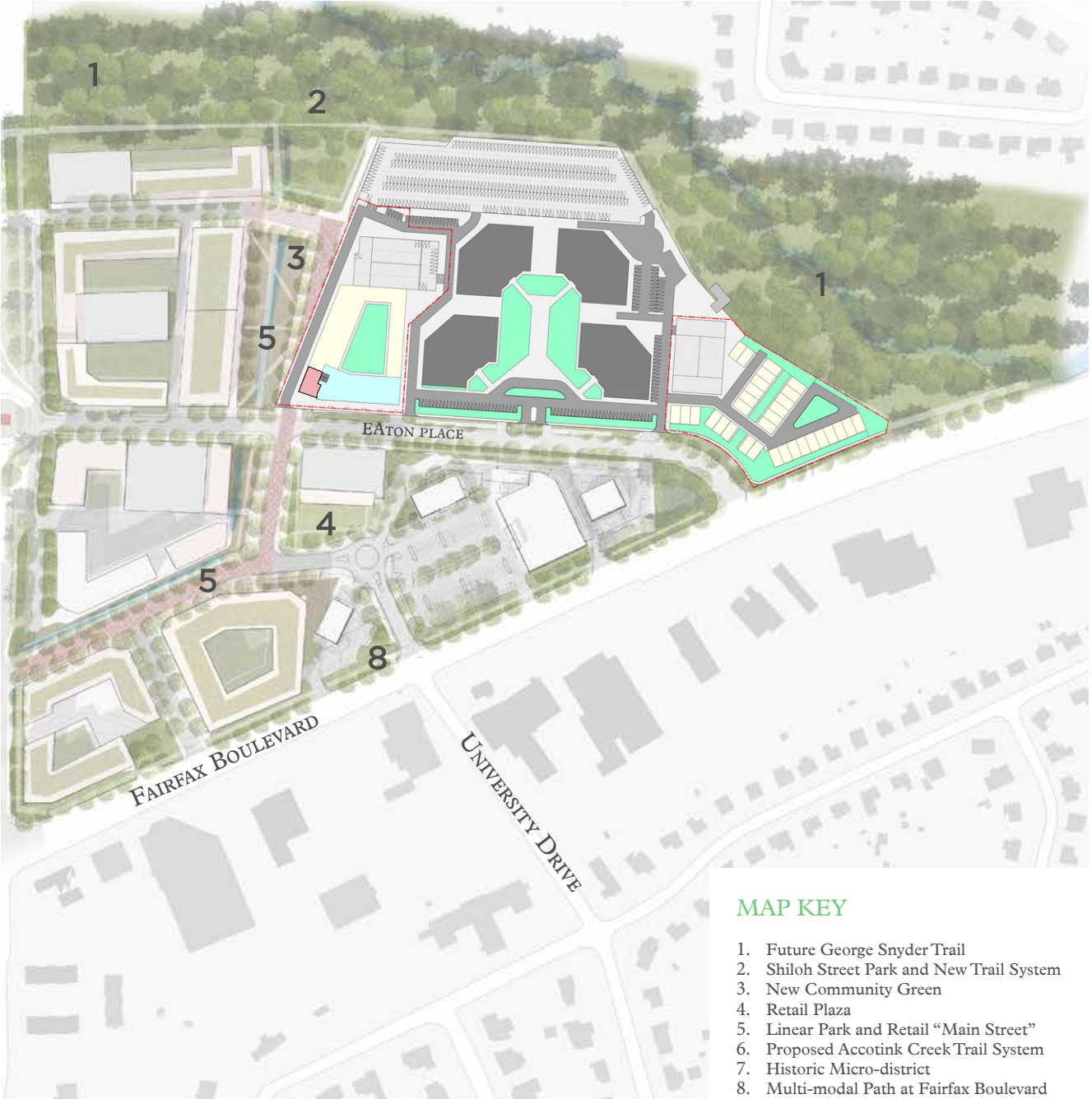
- 1. Future George Snyder Trail
- 2. Shiloh Street Park and New Trail System
- 3. New Community Green
- 4. Retail Plaza
- 5. Linear Park and Retail "Main Street"
- 6. Proposed Accotink Creek Trail System
- 7. Historic Micro-district
- 8. Multi-modal Path at Fairfax Boulevard

COMPARISON

Small Area Plan VS. Concept Plan



SMALL AREA PLAN



CONCEPT PLAN