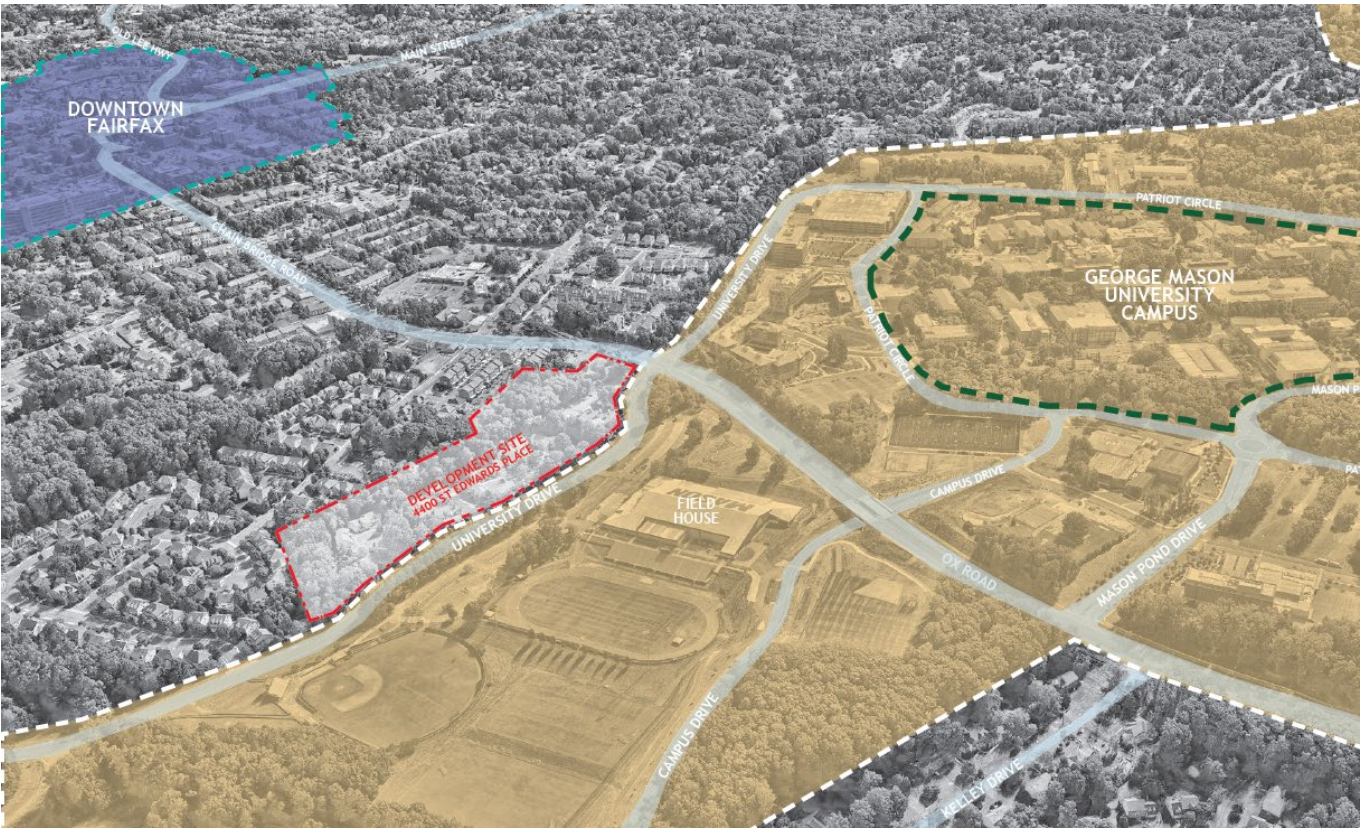


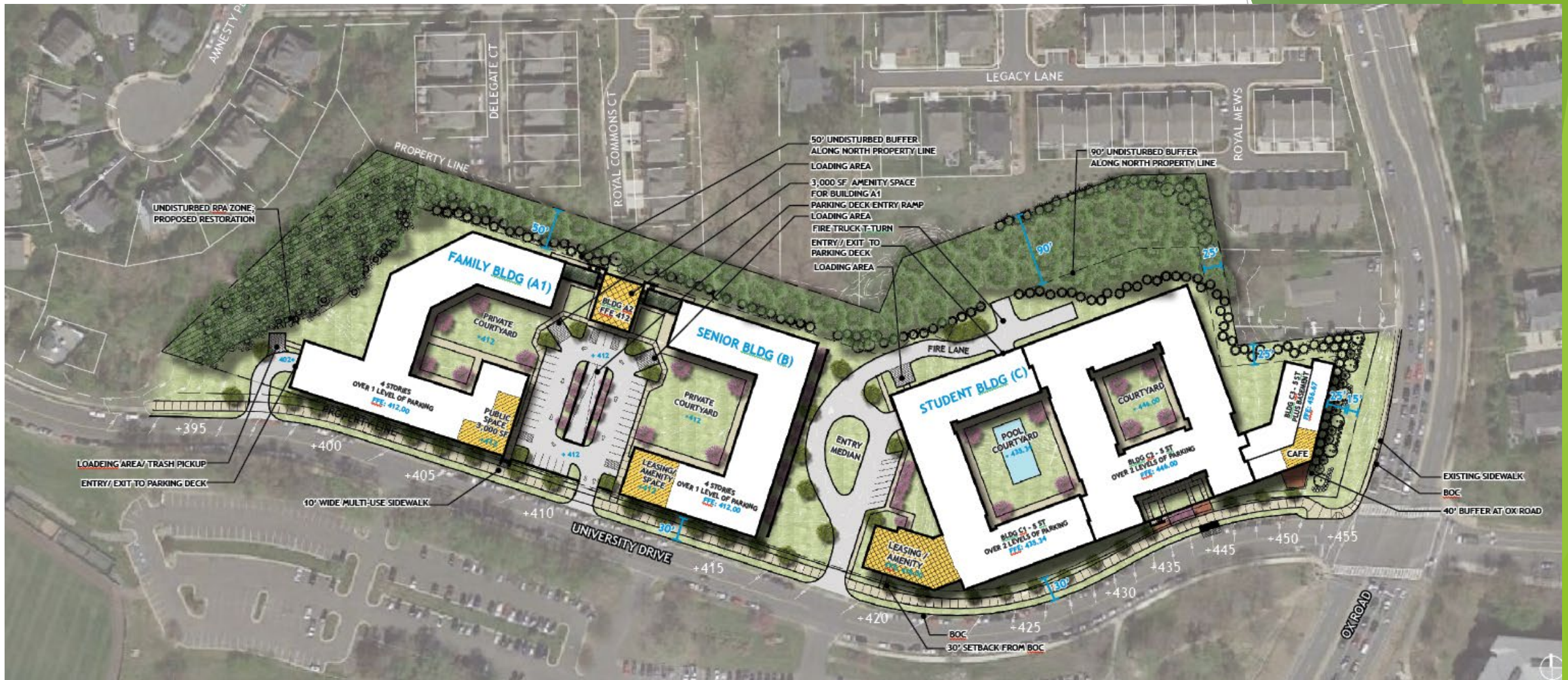
One University Development Partners, LLC

Rezoning Application

Community Meeting

July 8th, 2019





Affordable Building

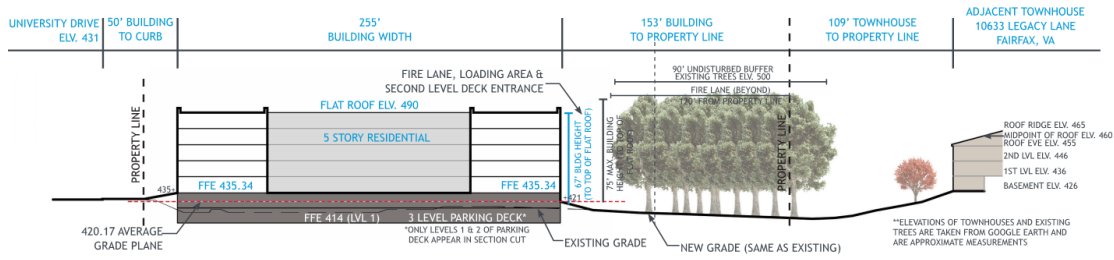
- 120 Units
- FCRHA Meeting Space
- Parking shared with Senior Building in underground garage
- Private courtyard and amenities

Senior Building

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

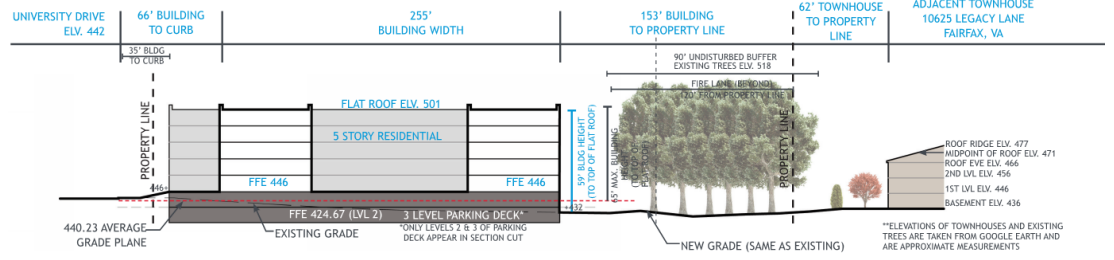
Student Housing Building

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



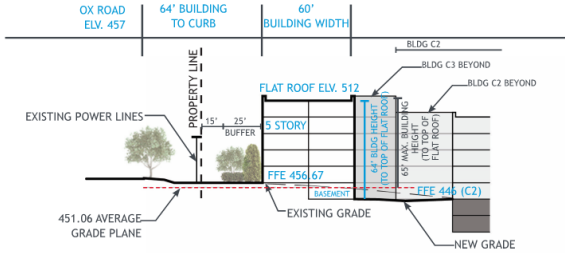
BUILDING C1 AVERAGE GRADE PLANE ELEVATION IS 420.17; MAXIMUM BUILDING HEIGHT FROM AVERAGE GRADE PLANE IS UP TO 75' MEASURED TO TOP OF FLAT ROOF

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

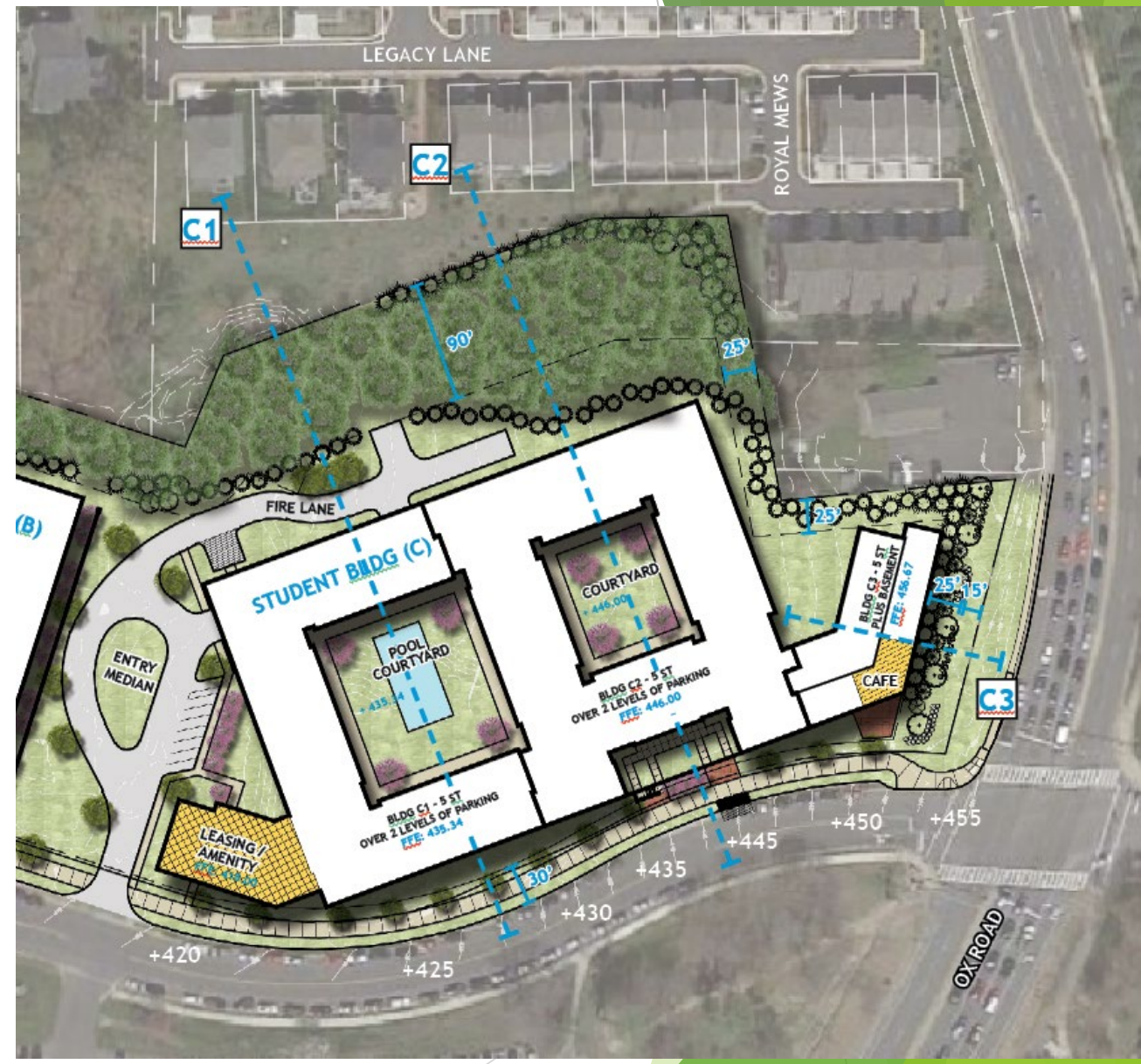
SECTION C2

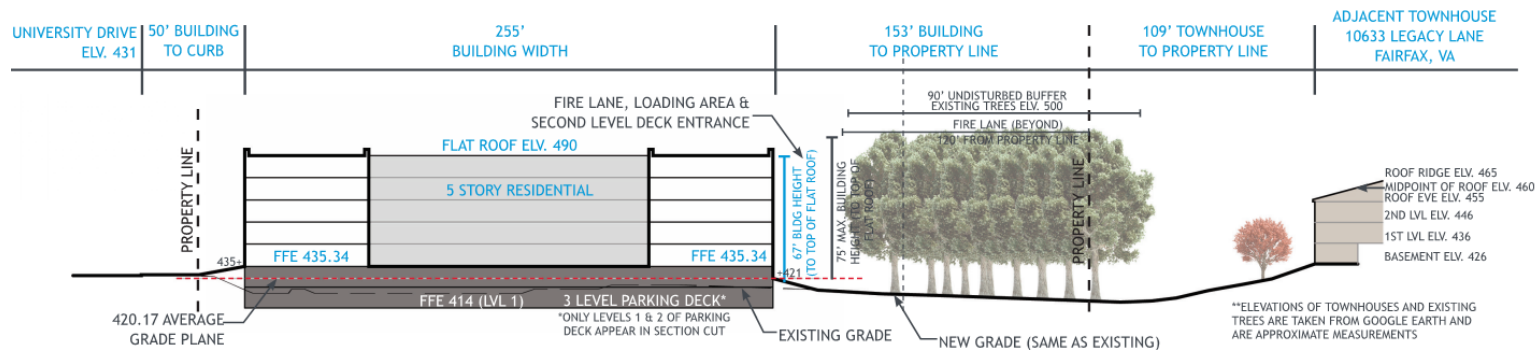


BUILDING C3 AVERAGE GRADE PLANE ELEVATION IS 451.06; MAXIMUM BUILDING HEIGHT FROM AVERAGE GRADE PLANE IS UP TO 65' MEASURED TO TOP OF FLAT ROOF

SECTION C3

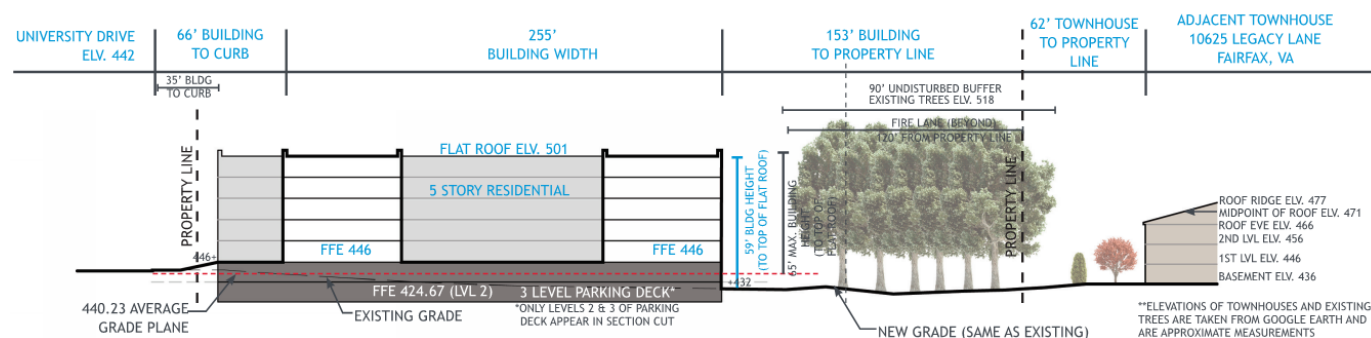
- 340 Units
- Parking in underground garage
- Amenities designed for students
- 153' building setback from North property line
- 90' undisturbed tree preservation buffer with supplemental planting along North property line
- Up to 75' building height from average grade plane
- 40' building setback with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





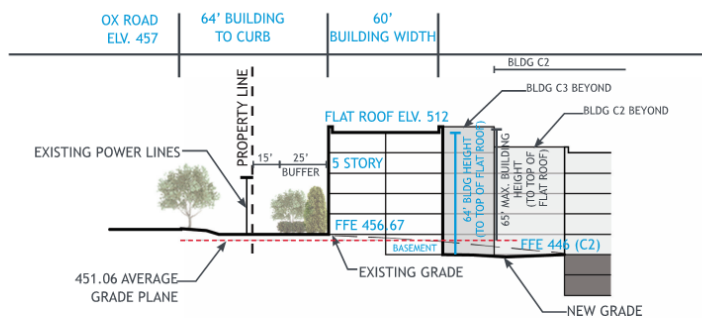
BUILDING C1 AVERAGE GRADE PLANE ELEVATION IS 420.17; MAXIMUM BUILDING HEIGHT FROM AVERAGE GRADE PLANE IS UP TO 75' MEASURED TO TOP OF FLAT ROOF

SECTION C1



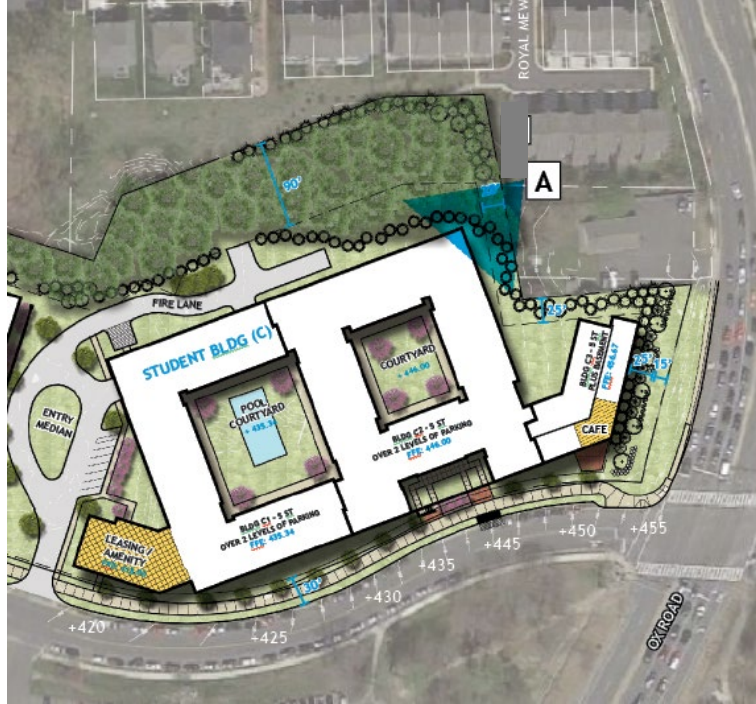
BUILDING C2 AVERAGE GRADE PLANE ELEVATION IS 440.23; MAXIMUM BUILDING HEIGHT FROM AVERAGE GRADE PLANE IS UP TO 65' MEASURED TO TOP OF FLAT ROOF

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



Existing view toward corner of proposed C2 building

Existing view toward corner of proposed C2 building with trees removed and with supplementation





Existing view to proposed building C1

View to building C1 with trees removed and with supplemental planting

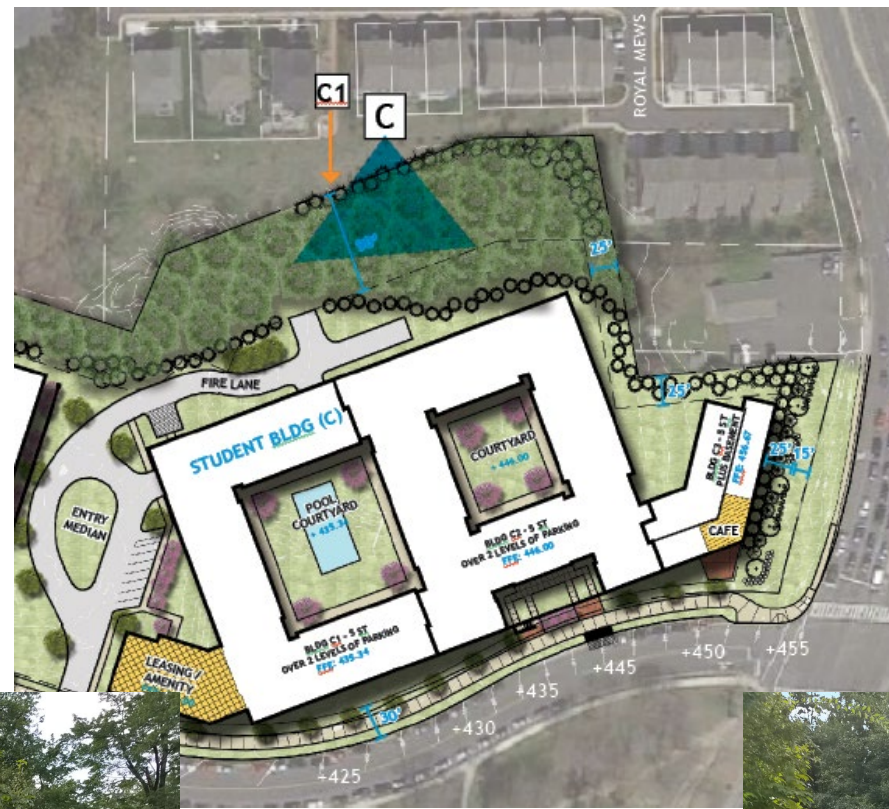




Existing view to proposed building C1

View to building C1 with trees removed and with supplemental planting

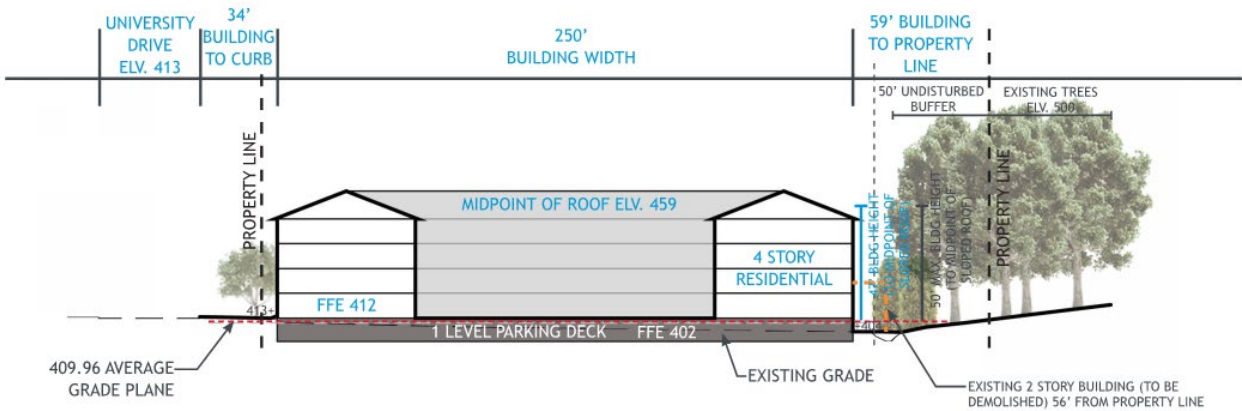




Existing view to proposed building C1

View to building C1 with trees removed and with supplemental planting

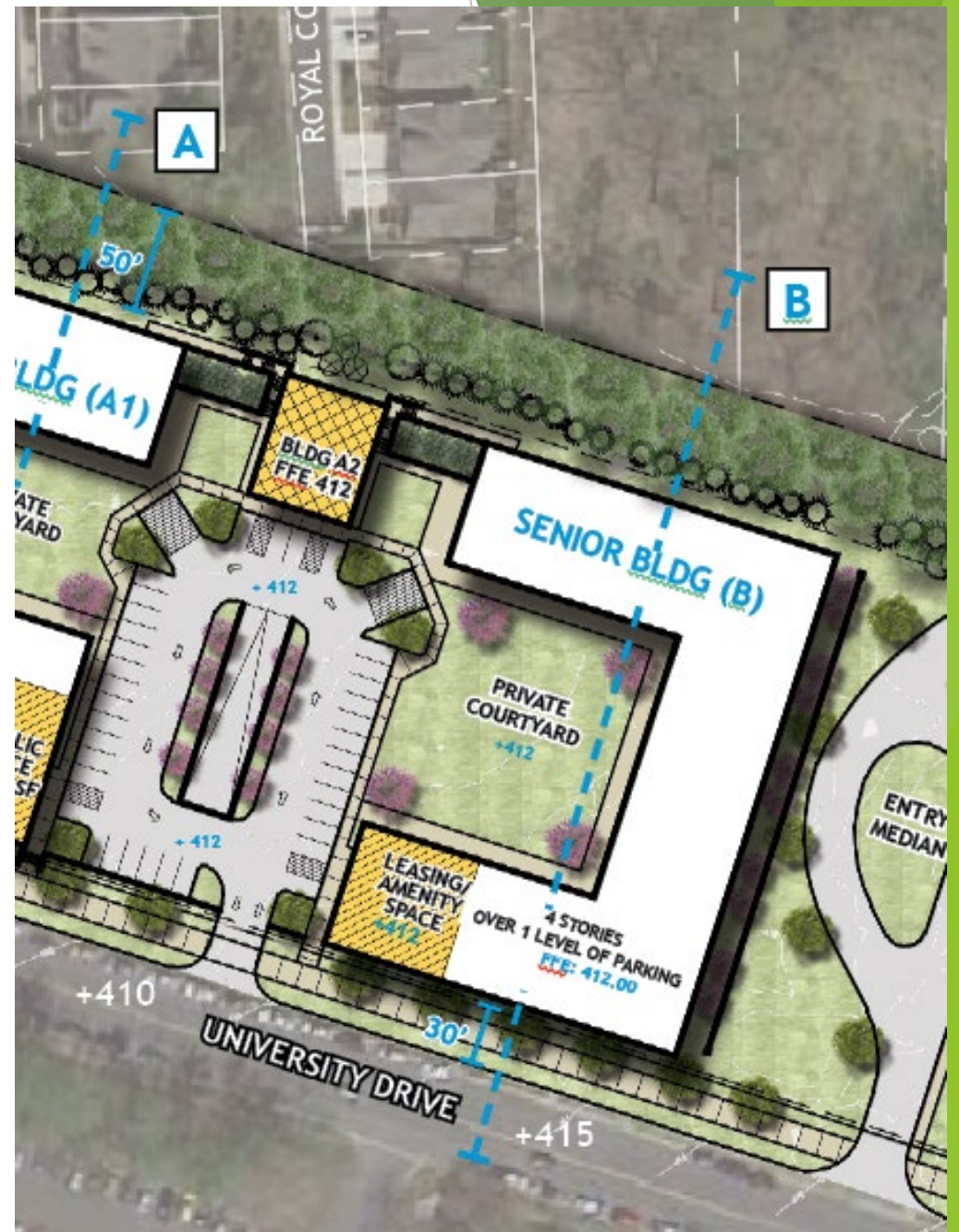




BUILDING B AVERAGE GRADE PLANE ELEVATION IS 409.96; MAXIMUM BUILDING HEIGHT FROM AVERAGE GRADE PLANE IS UP TO 50' MEASURED TO MIDPOINT OF SLOPED ROOF (SAME AS PREVIOUS SUBMISSION)

SECTION BB

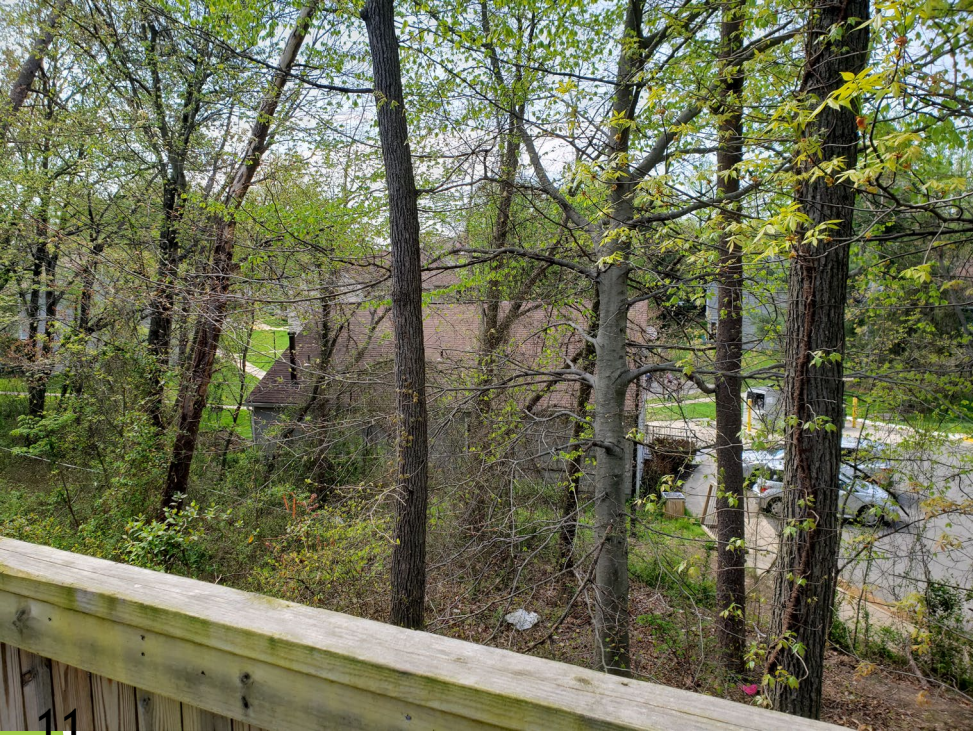
- 120 Units
- Parking shared with Family Building in underground garage
- Private courtyard and amenities
- 50' Buffer along North property line





Existing view to proposed Senior Building

View to Senior Building with trees removed and with supplemental planting

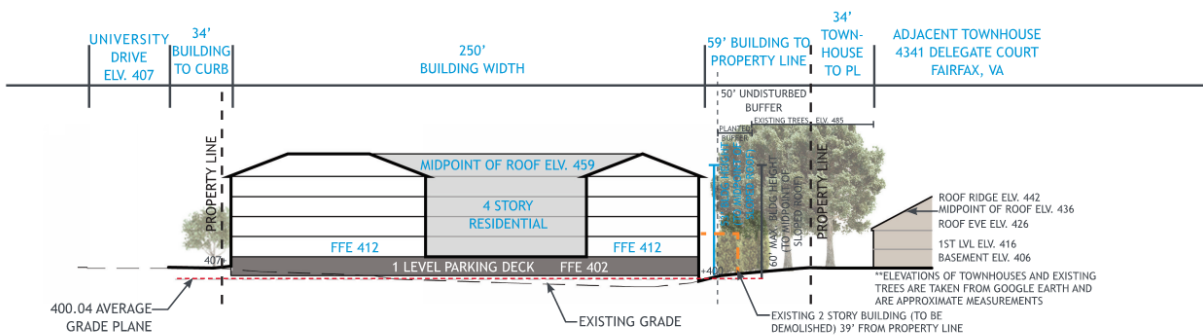




Existing view to proposed Senior Building

View to Senior Building with trees removed and with supplemental planting





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

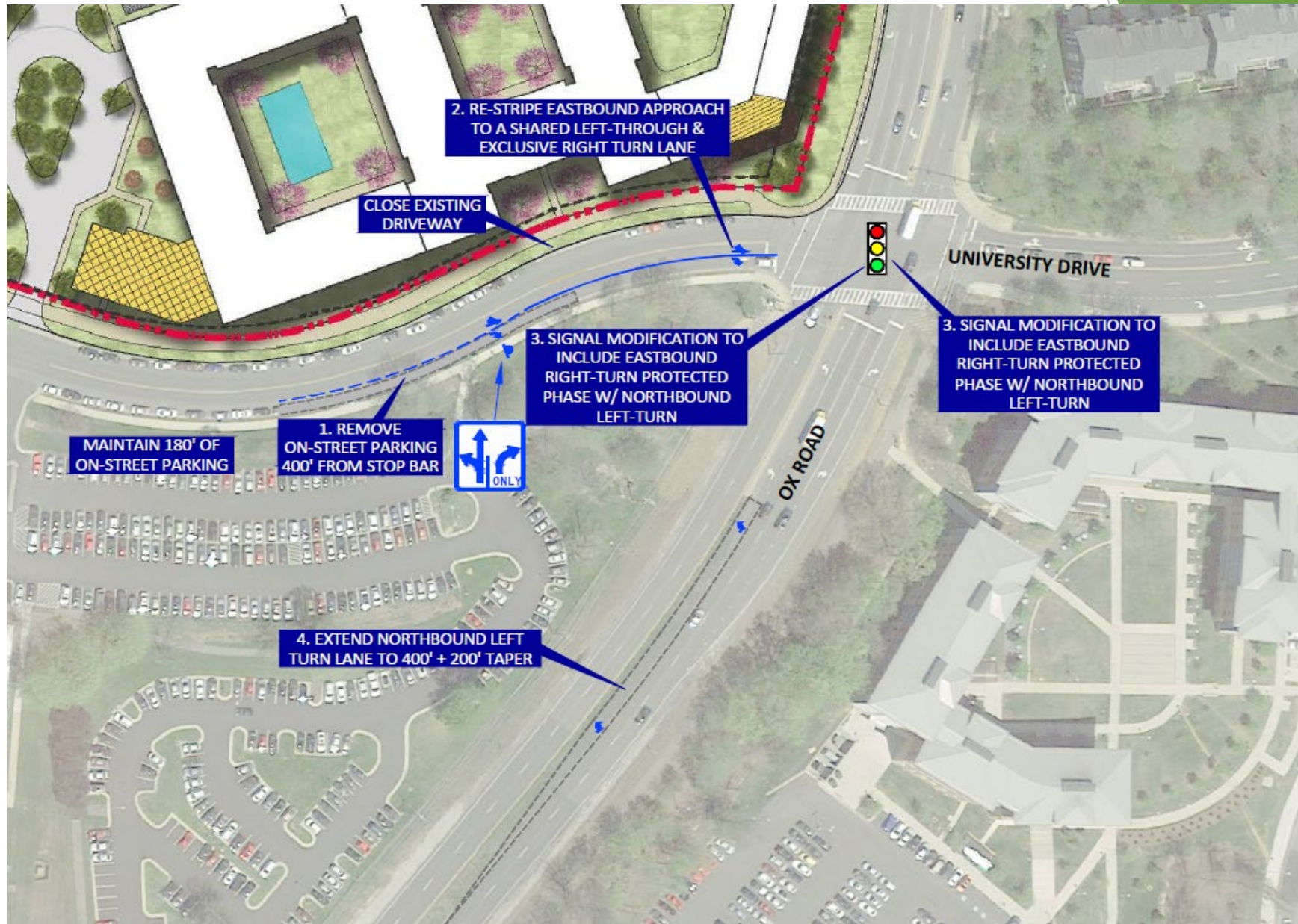
- 120 Units
- FCRHA Meeting Space
- Parking shared with Family Building in underground garage
- Private courtyard and amenities
- 50' Buffer along North property line
- No disturbance in RPA zone; Restoration proposed



Existing view to proposed Family Building

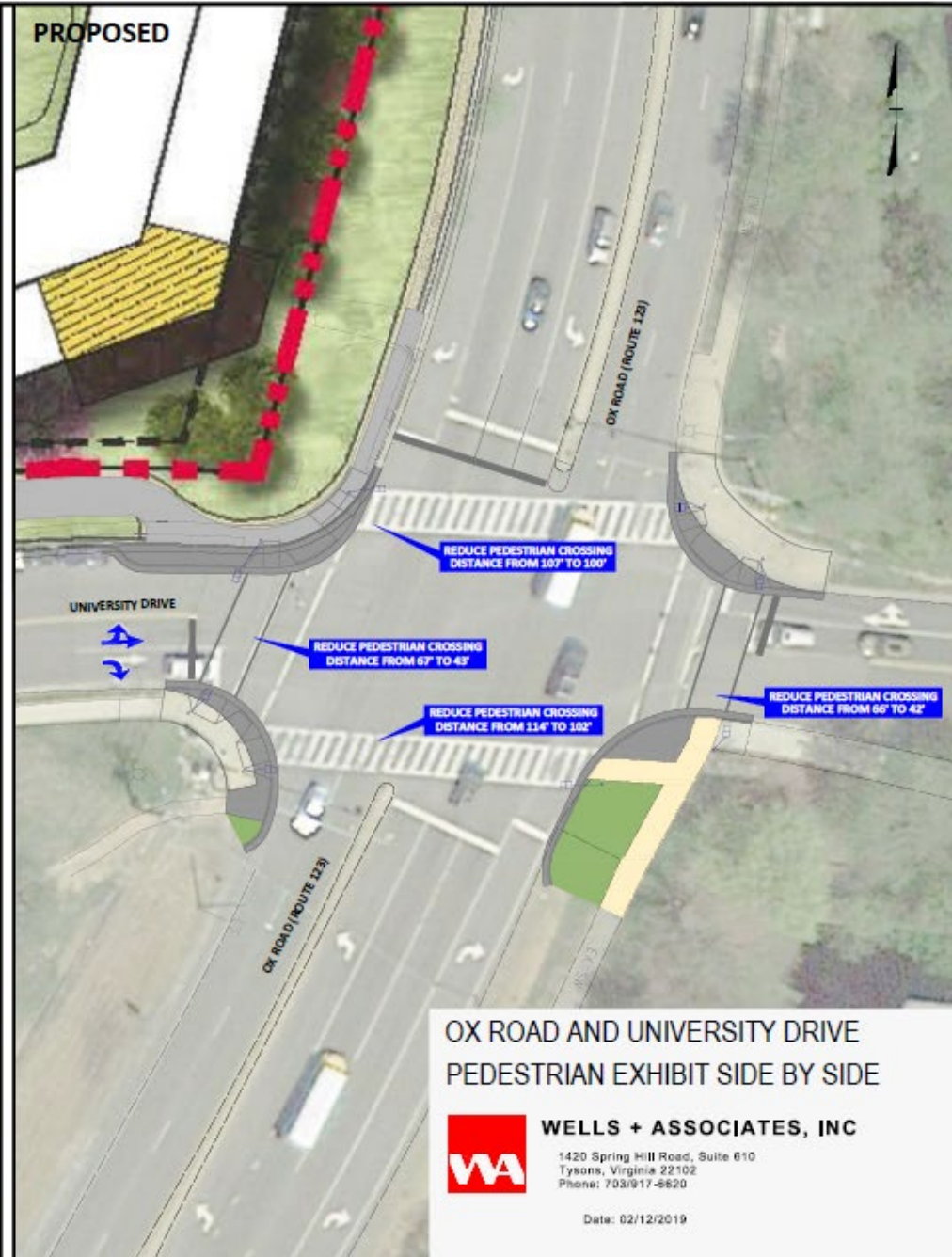
View to Family Building with trees removed and with supplemental planting





- 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.



OX ROAD AND UNIVERSITY DRIVE
PEDESTRIAN EXHIBIT SIDE BY SIDE



WELLS + ASSOCIATES, INC

1420 Spring Hill Road, Suite 610
Tysons, Virginia 22102
Phone: 703/917-8620

Date: 02/12/2019











