

Together
we *lift* lives

The Lodge at Autumn Willow



WHO WE ARE

Michaels is a ***national leader*** in residential real estate offering full-service expertise in development, management, finance, and construction.

Our ***mission*** is to bring comprehensive solutions to communities that jumpstart housing, education, civic engagement, and neighborhood prosperity.



BY THE NUMBERS



35
States + DC & USVI



400
Communities



53,000
Units Managed



55,000+
Units Developed



145,000
Residents



\$575 million
Largest Bond Deal



\$8 million
In Scholarships



\$2 billion
Pipeline

- FCRHA issued an RFP in December 2019
- RFP for 150 units of affordable senior housing
- Michaels was awarded the project in June 2020
- Submitted special exception application in September 2020
- Seeking approval for tax credit application in March 2021



AERIAL OVERVIEW



SITE OVERVIEW

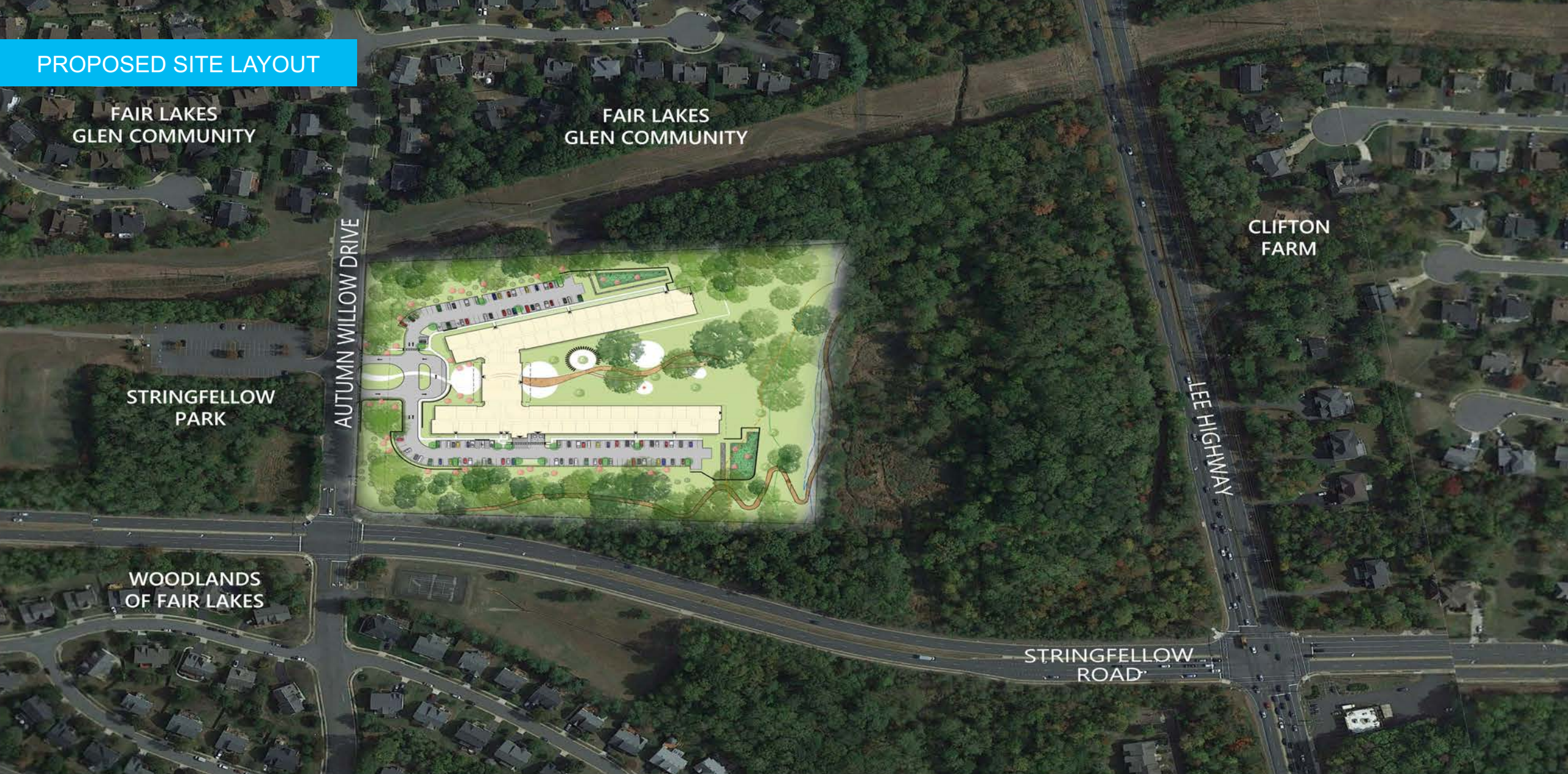
- Total Site Area: 20.53 acres
- Existing Zoning: R-1
- Comprehensive Plan recommends:
 - Opportunities for residents to age in place through development of senior housing
 - Residential use up to 2 du/ac at overlay level
 - Zoning Ordinance multiplier for independent living units
- Maximum of 177 independent living units by special exception
- Proposed special exception for 150 independent living units



ENVIRONMENTAL CONDITIONS



PROPOSED SITE LAYOUT



FAIR LAKES
GLEN COMMUNITY

FAIR LAKES
GLEN COMMUNITY

CLIFTON
FARM

STRINGFELLOW
PARK

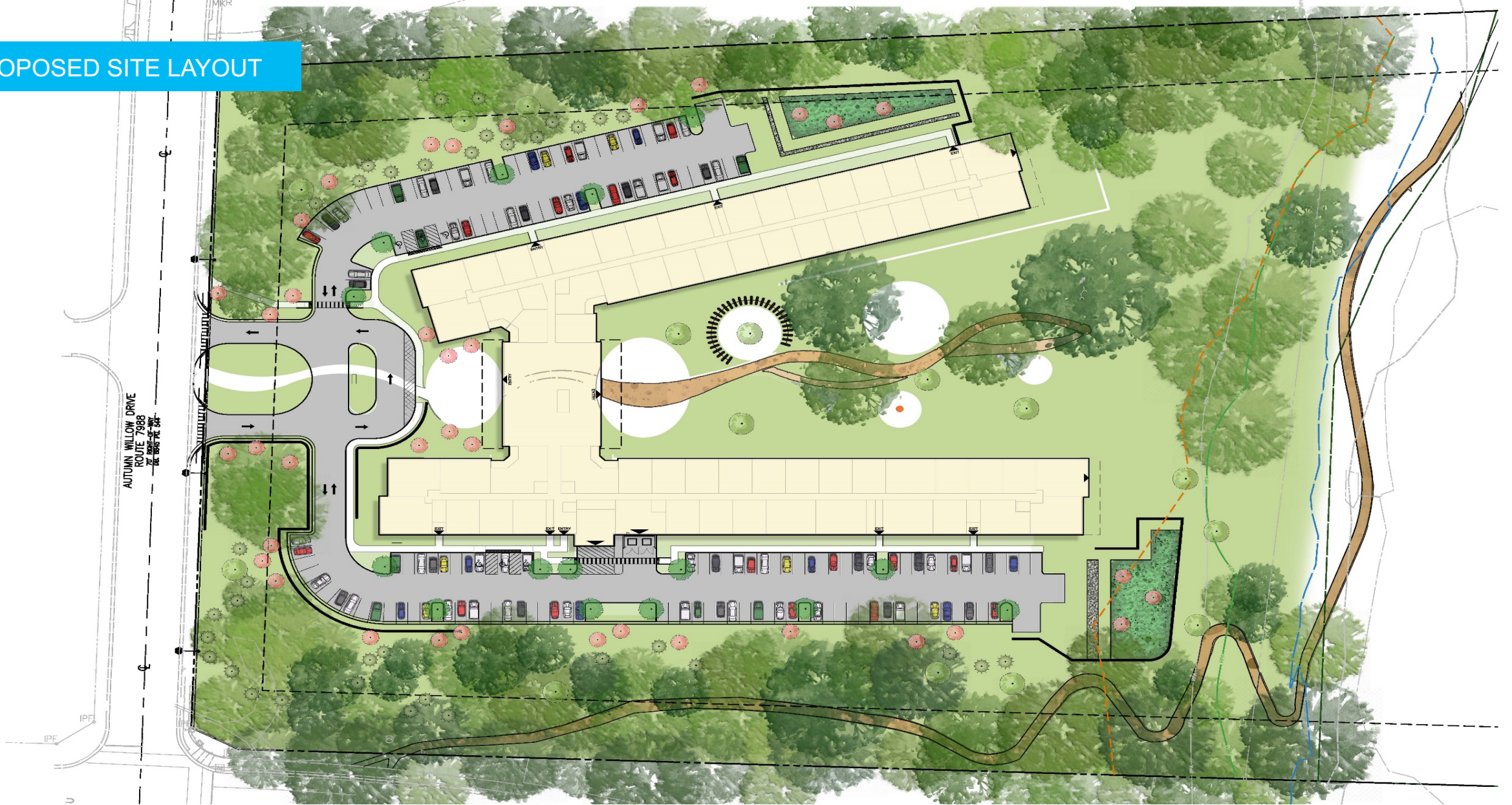
AUTUMN WILLOW DRIVE

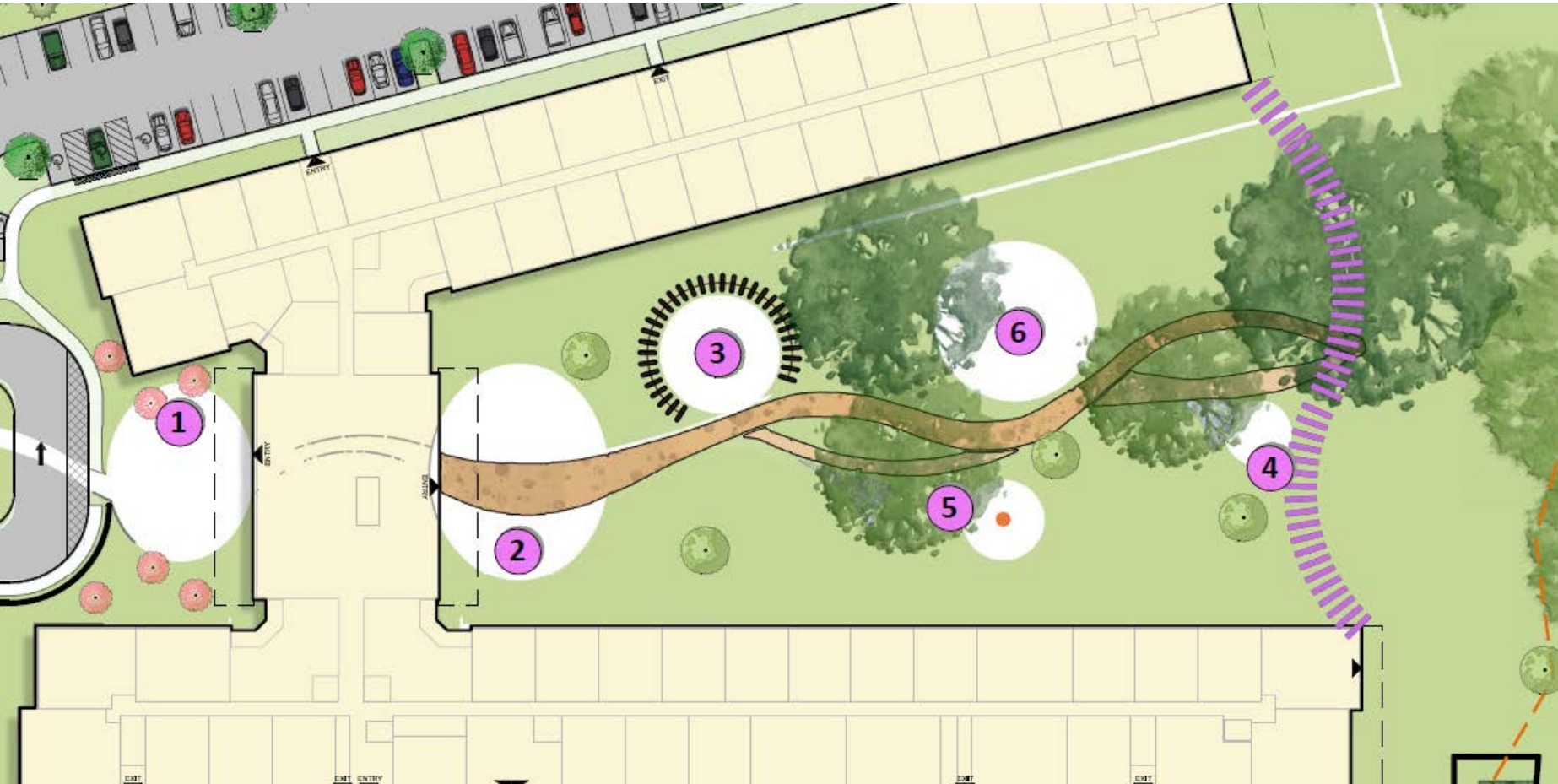
LEE HIGHWAY

WOODLANDS
OF FAIR LAKES

STRINGFELLOW
ROAD

PROPOSED SITE LAYOUT





AMENITY AREAS

1 ARRIVAL PLAZA

POTENTIAL AMENITIES INCLUDE:

- BENCHES
- PLANTINGS / LANDSCAPING

2 THE CENTRE

POTENTIAL AMENITIES INCLUDE:

- GRILLING STATIONS
- PERGOLA
- VARIETY OF SEATING OPTIONS (TABLES / COUCHES / CHAIRS)

3 SERENITY STUDIO

POTENTIAL AMENITIES INCLUDE:

- LARGE AREA FOR GROUP YOGA AND OTHER WORKOUT CLASSES
- SYNTHETIC TURF SURFACING
- SHADE PERGOLA ENCIRCLING SPACE

4 READING COVE

POTENTIAL AMENITIES INCLUDE:

- SEATING
- INTIMATE, PRIVATE SPACE FOR INDIVIDUALS OR SMALL GROUPS
- SPACES TUCKED IN AMONG EXISTING VEGETATION

5 THE FLAME

POTENTIAL AMENITIES INCLUDE:

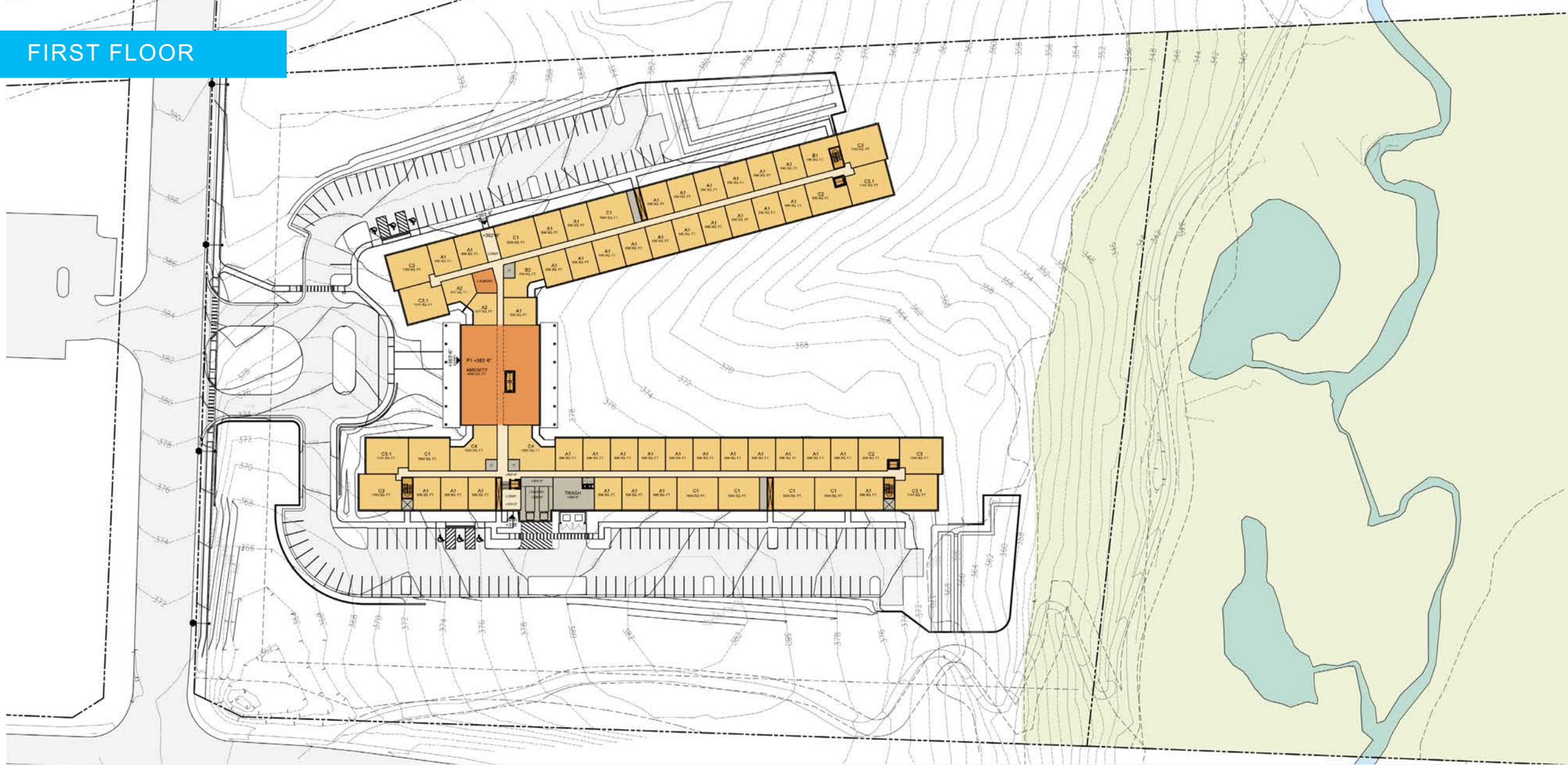
- FIREPIT WITH SEATING FOR GROUP GATHERINGS
- CHAIR SEATING SURROUNDING FIREPIT

6 RECREATION ZONE

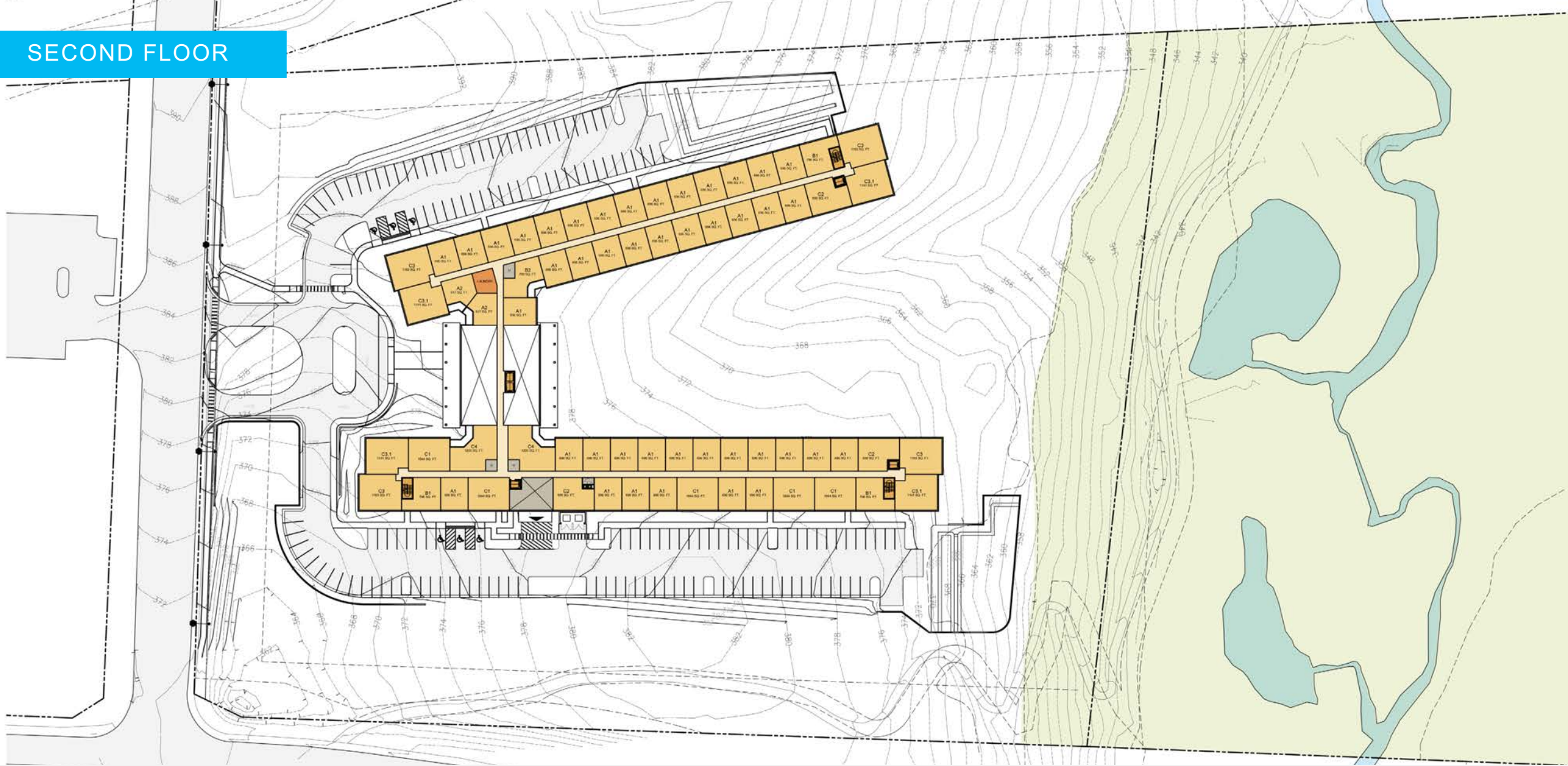
POTENTIAL AMENITIES INCLUDE:

- GAME TABLES
- BOCCE COURT
- SHUFFLEBOARD

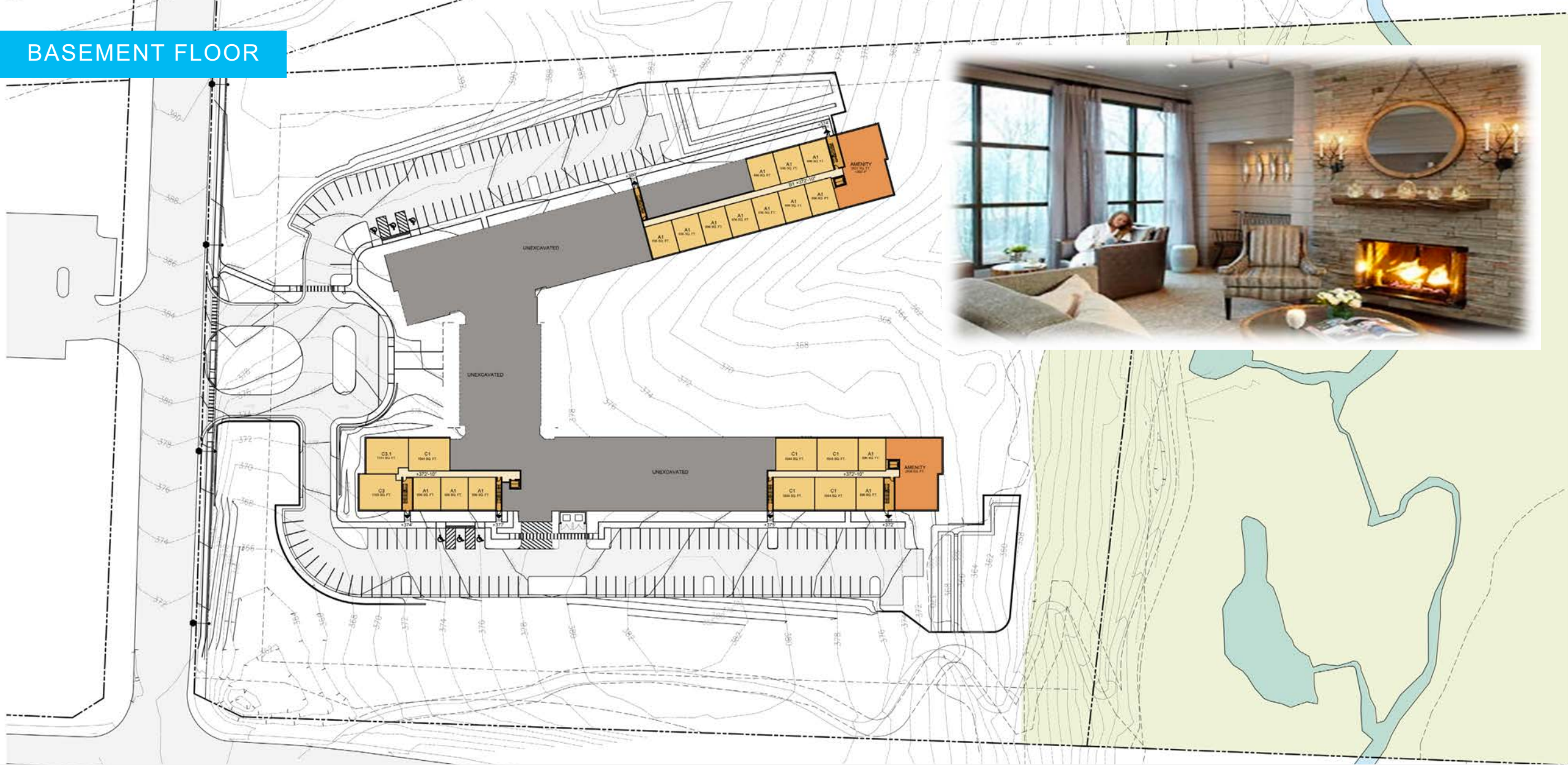
FIRST FLOOR



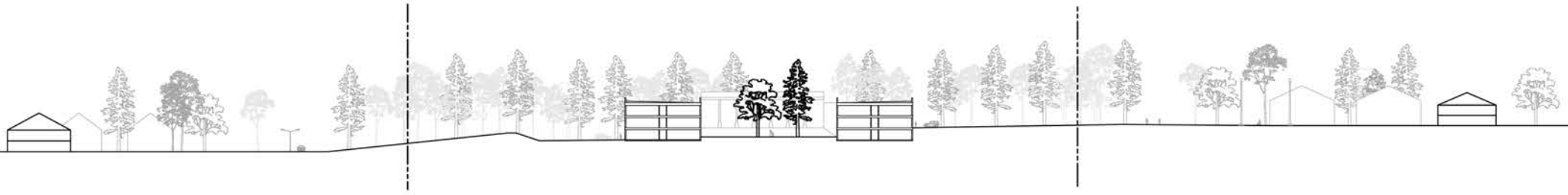
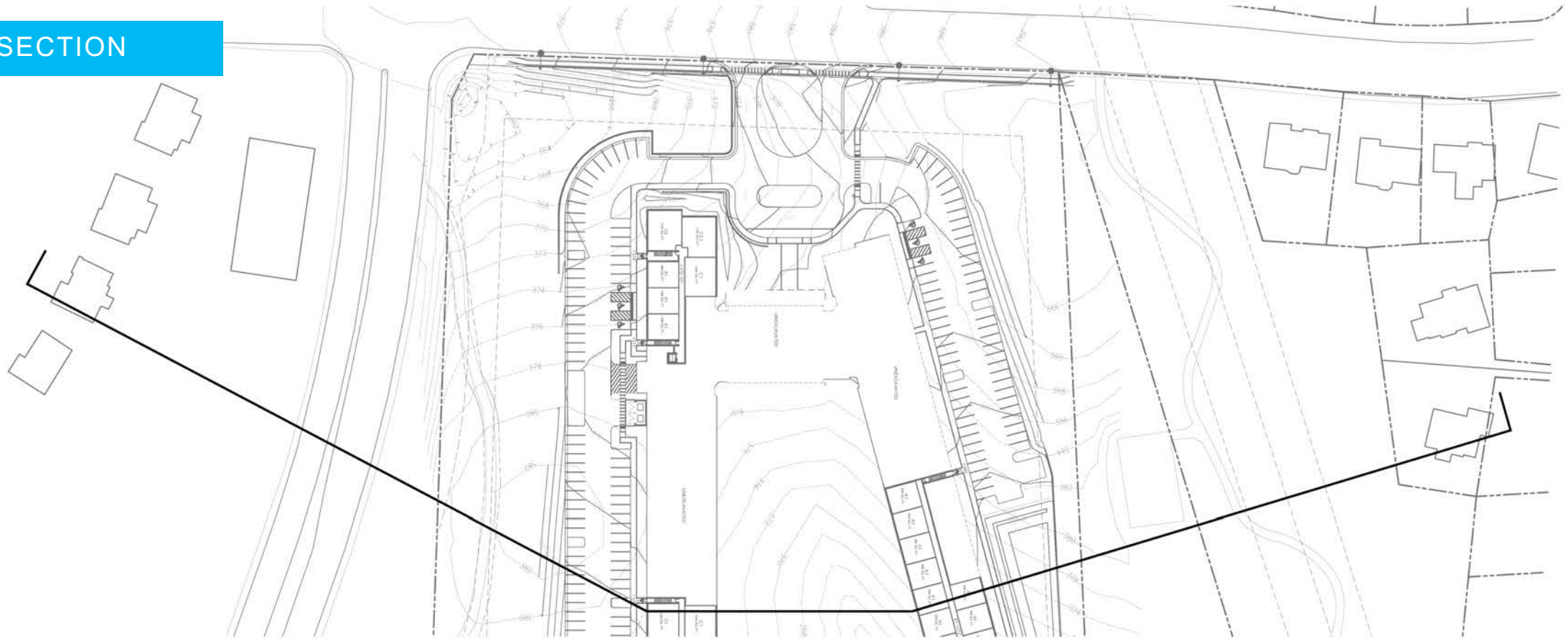
SECOND FLOOR



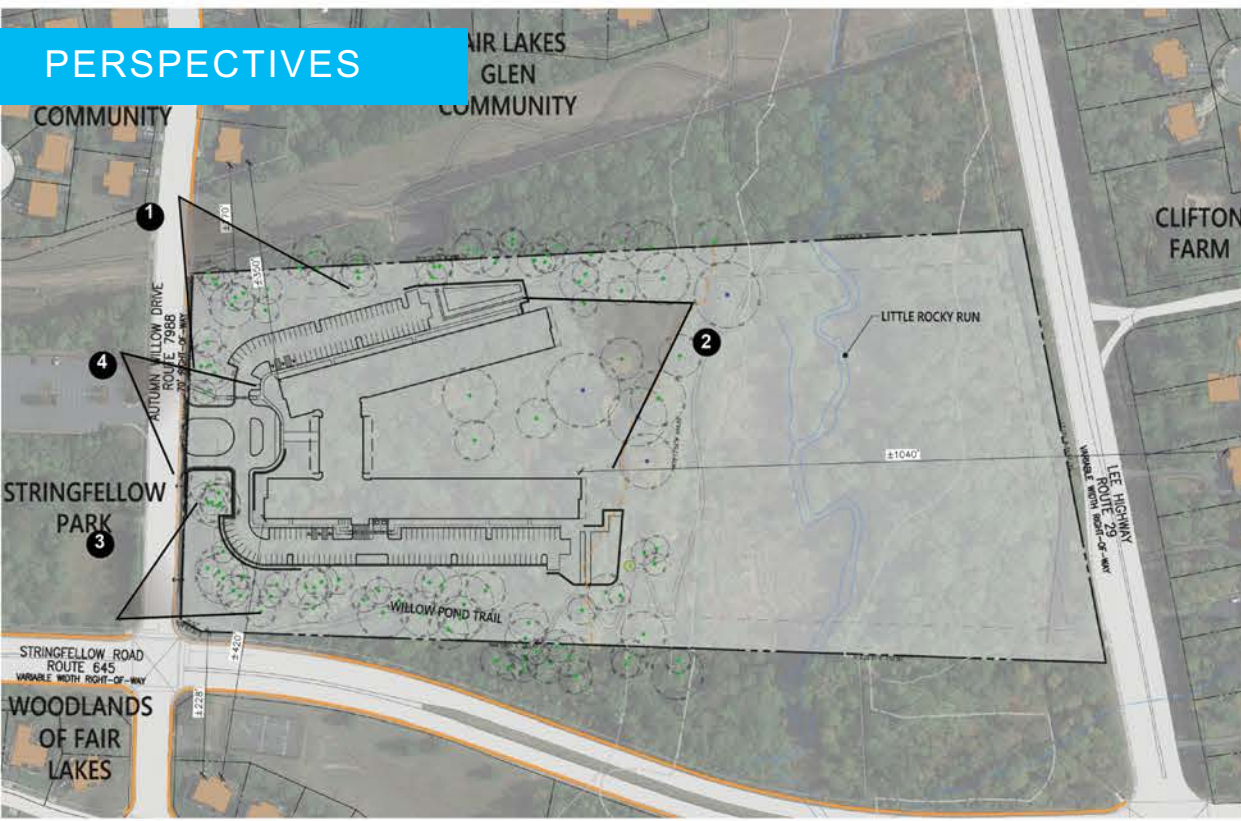
BASEMENT FLOOR



SITE SECTION



PERSPECTIVES



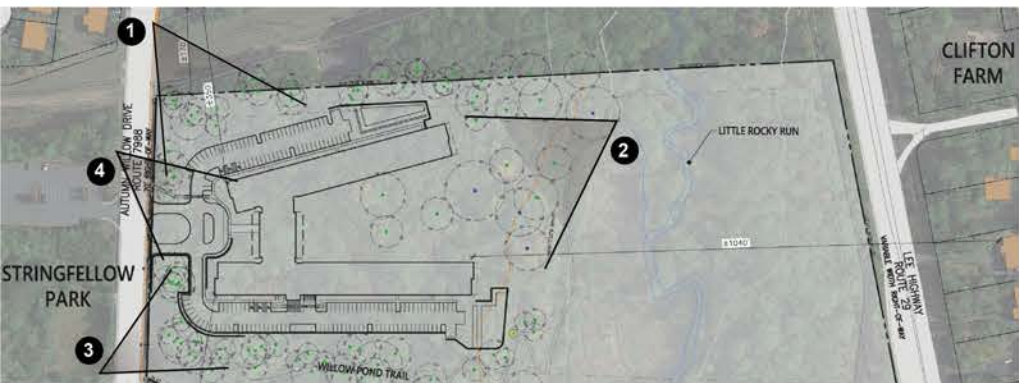


1



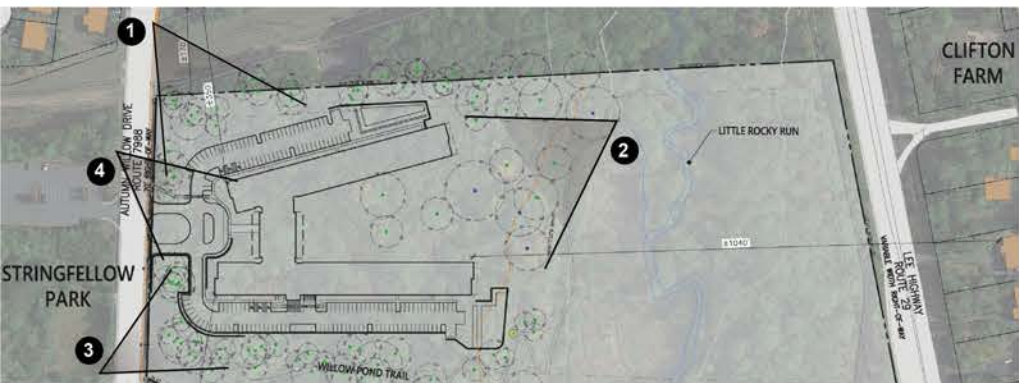
The Lodge at Autumn Willow Perspective 1

2



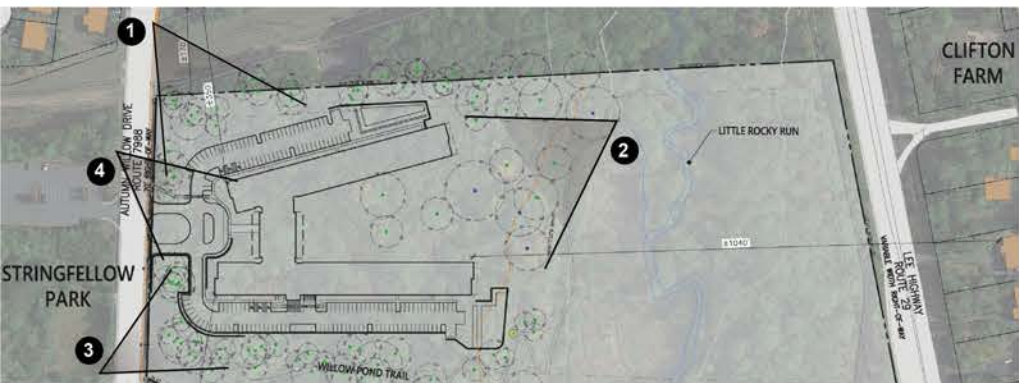
The Lodge at Autumn Willow Perspective 2

3



The Lodge at Autumn Willow Perspective 3

4



The Lodge at Autumn Willow Perspective 4

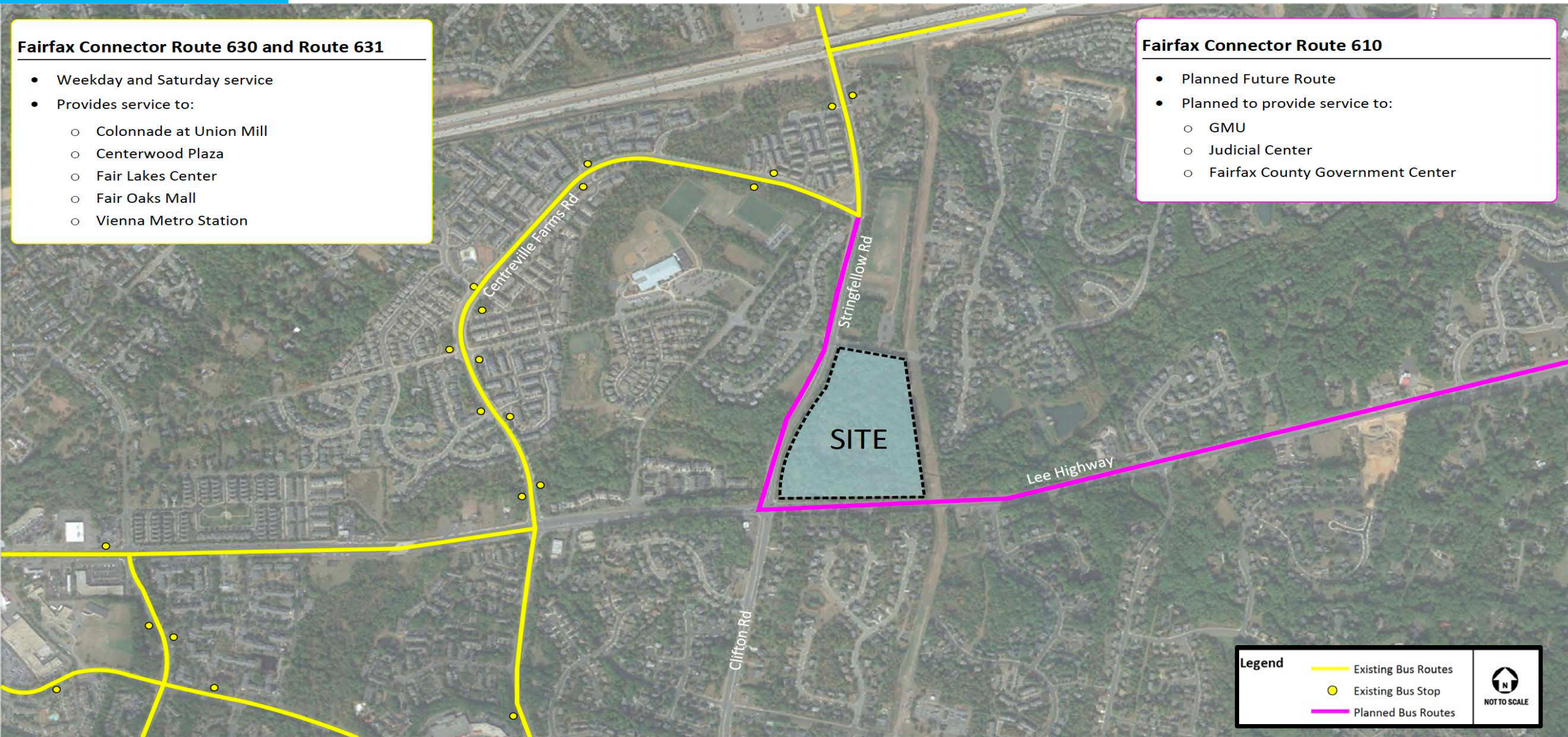
- Gorove Slade met with VDOT and FCDOT
- Agreed to a scope for the project
- The study evaluates the following:
 - Trip generation
 - Intersection operational analysis
 - Turn lane warrant analysis
 - Pedestrian and bicycle infrastructure review
- Comprehensive VDOT and FCDOT review

Fairfax Connector Route 630 and Route 631

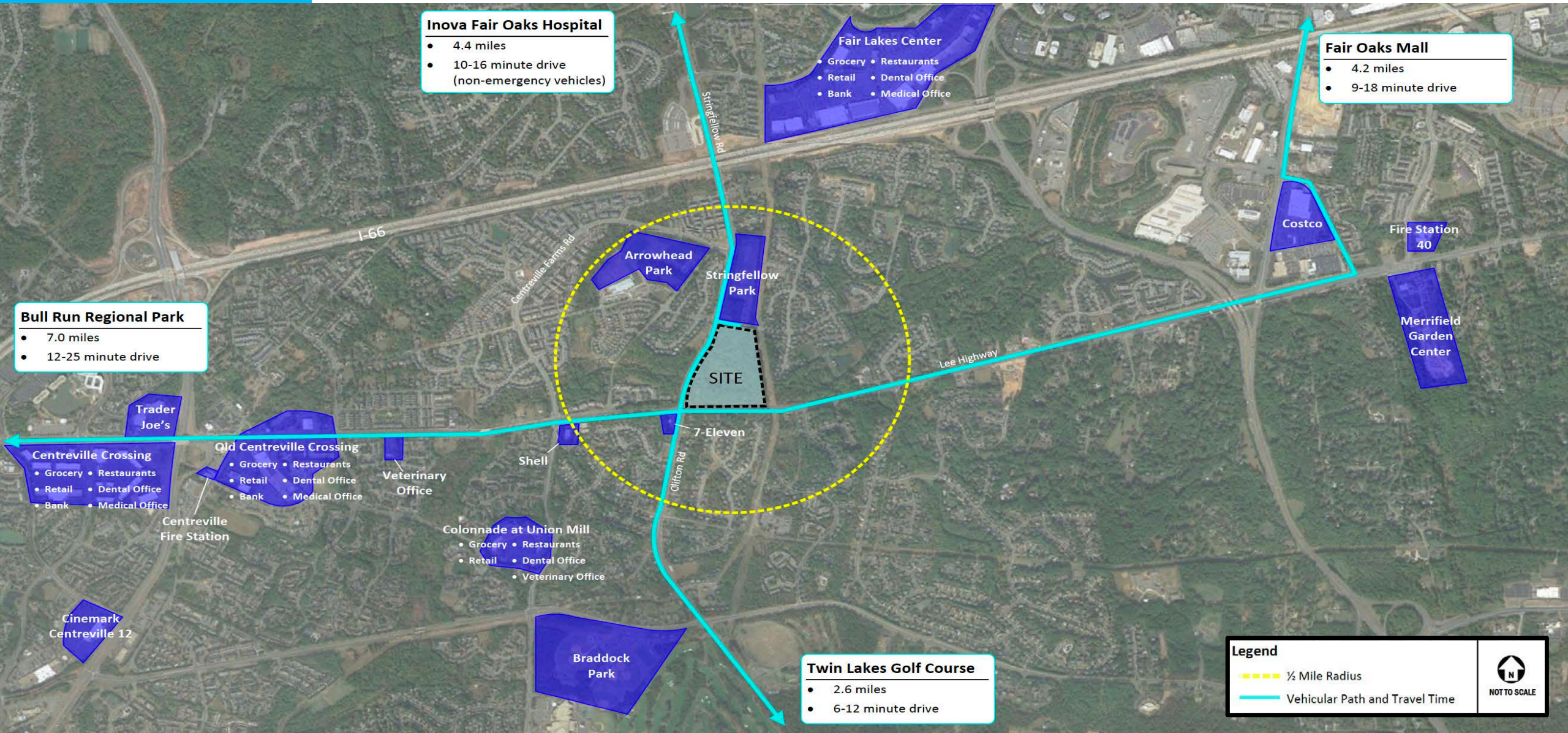
- Weekday and Saturday service
- Provides service to:
 - Colonnade at Union Mill
 - Centerwood Plaza
 - Fair Lakes Center
 - Fair Oaks Mall
 - Vienna Metro Station

Fairfax Connector Route 610

- Planned Future Route
- Planned to provide service to:
 - GMU
 - Judicial Center
 - Fairfax County Government Center



Legend	Existing Bus Routes	 NOT TO SCALE
	Existing Bus Stop	
	Planned Bus Routes	



Inova Fair Oaks Hospital

- 4.4 miles
- 10-16 minute drive (non-emergency vehicles)

Fair Lakes Center

- Grocery • Restaurants
- Retail • Dental Office
- Bank • Medical Office

Fair Oaks Mall

- 4.2 miles
- 9-18 minute drive

Bull Run Regional Park

- 7.0 miles
- 12-25 minute drive

Arrowhead Park

Stringfellow Park

Costco

Fire Station 40

Merrifield Garden Center

SITE

Lee Highway

Trader Joe's

Centreville Crossing

- Grocery • Restaurants
- Retail • Dental Office
- Bank • Medical Office

Old Centreville Crossing

- Grocery • Restaurants
- Retail • Dental Office
- Bank • Medical Office

Veterinary Office

Shell

7-Eleven

Clifton Rd

Colonnade at Union Mill

- Grocery • Restaurants
- Retail • Dental Office
- Veterinary Office

Braddock Park

Twin Lakes Golf Course

- 2.6 miles
- 6-12 minute drive

Legend

- 1/2 Mile Radius
- Vehicular Path and Travel Time

NOT TO SCALE

Thank You!



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COMMUNITIES THAT *lift* LIVES

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