

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

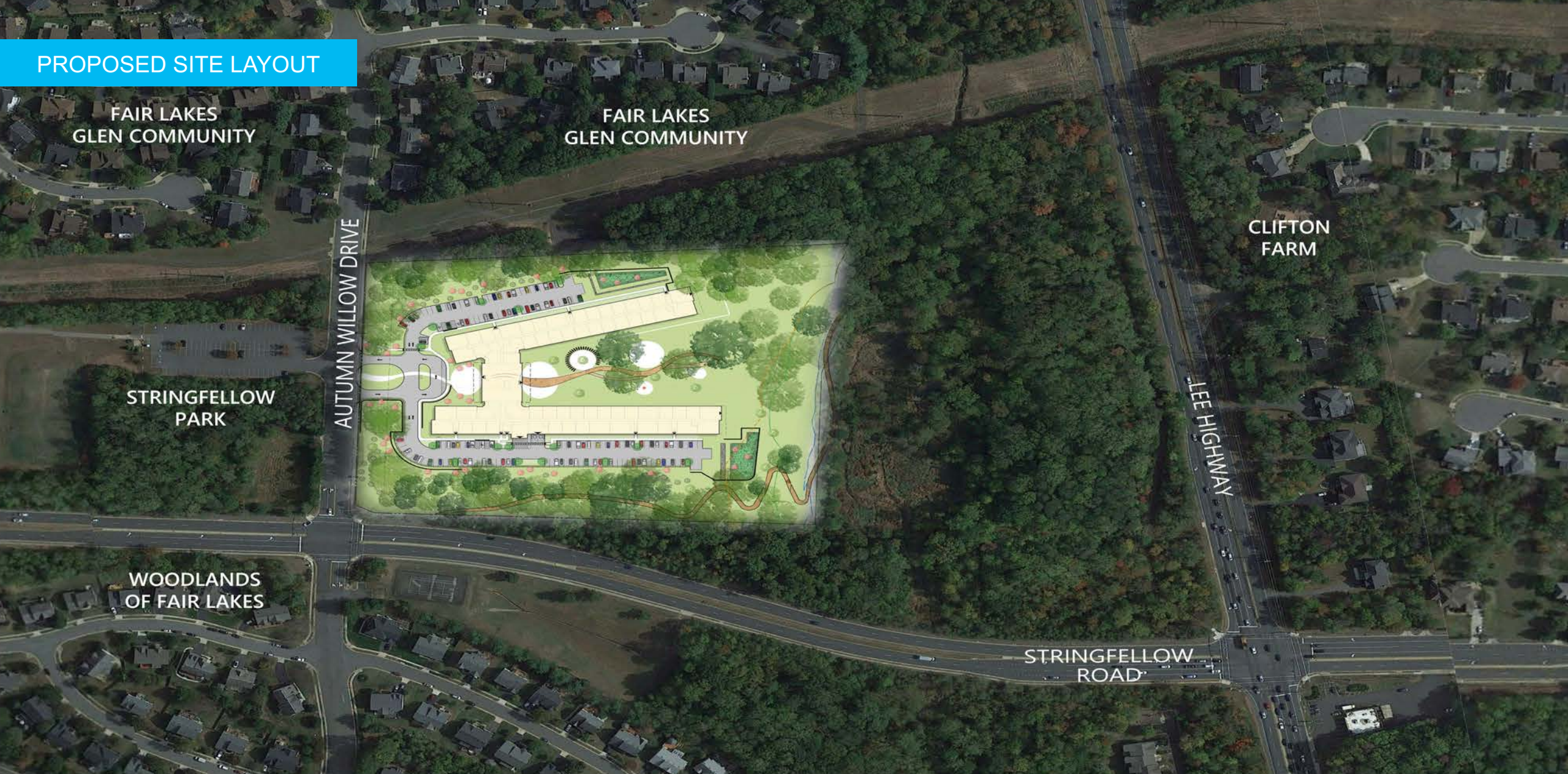
- Total Site Area: 20.53 acres
- Existing Zoning: R-1
- Comprehensive Plan recommends:
 - Opportunities for residents to age in place through development of senior housing
 - Residential use up to 2 du/ac at overlay level
 - Zoning Ordinance multiplier for independent living units
- Maximum of 177 independent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



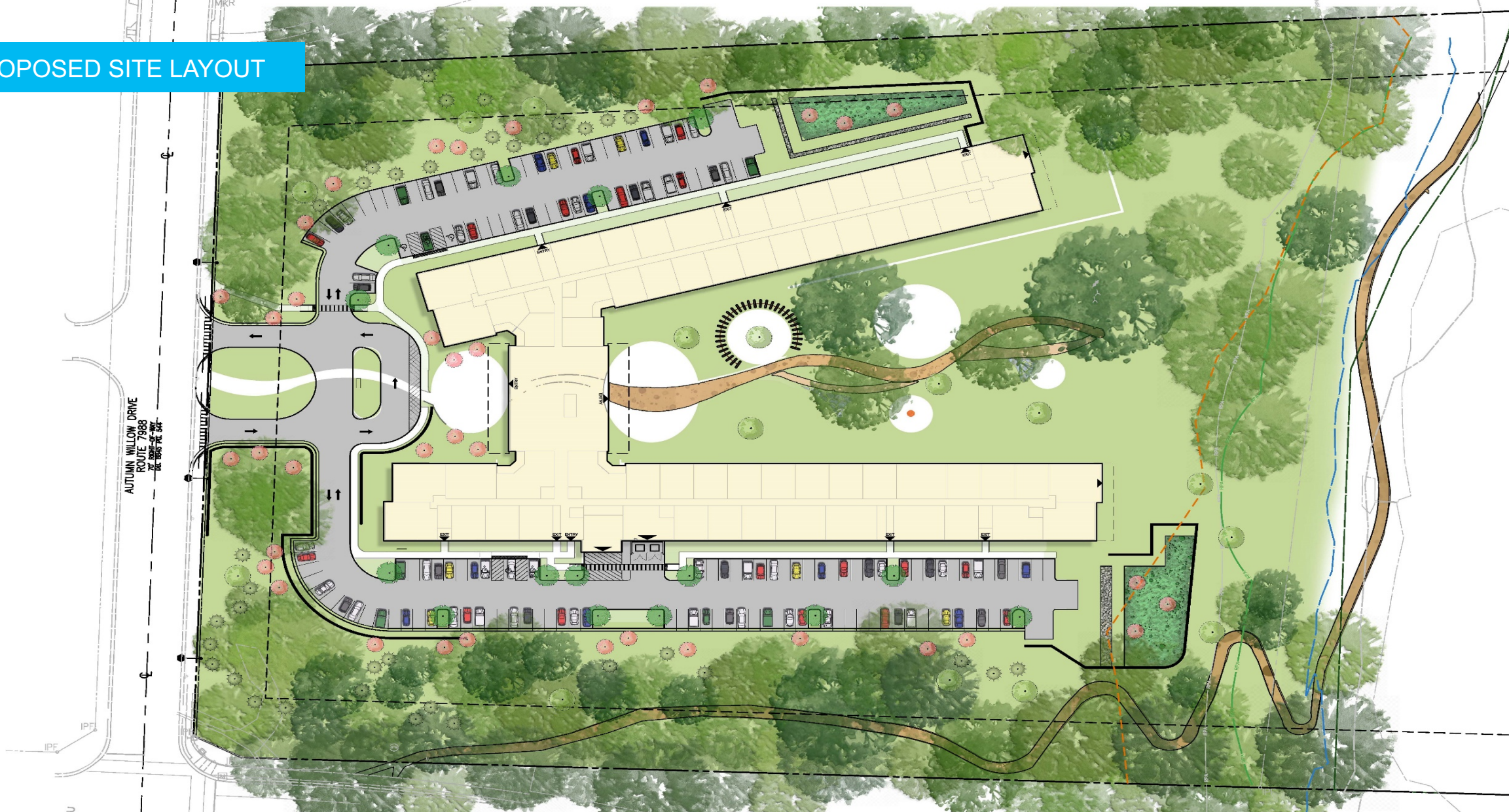
ENVIRONMENTAL CONDITIONS

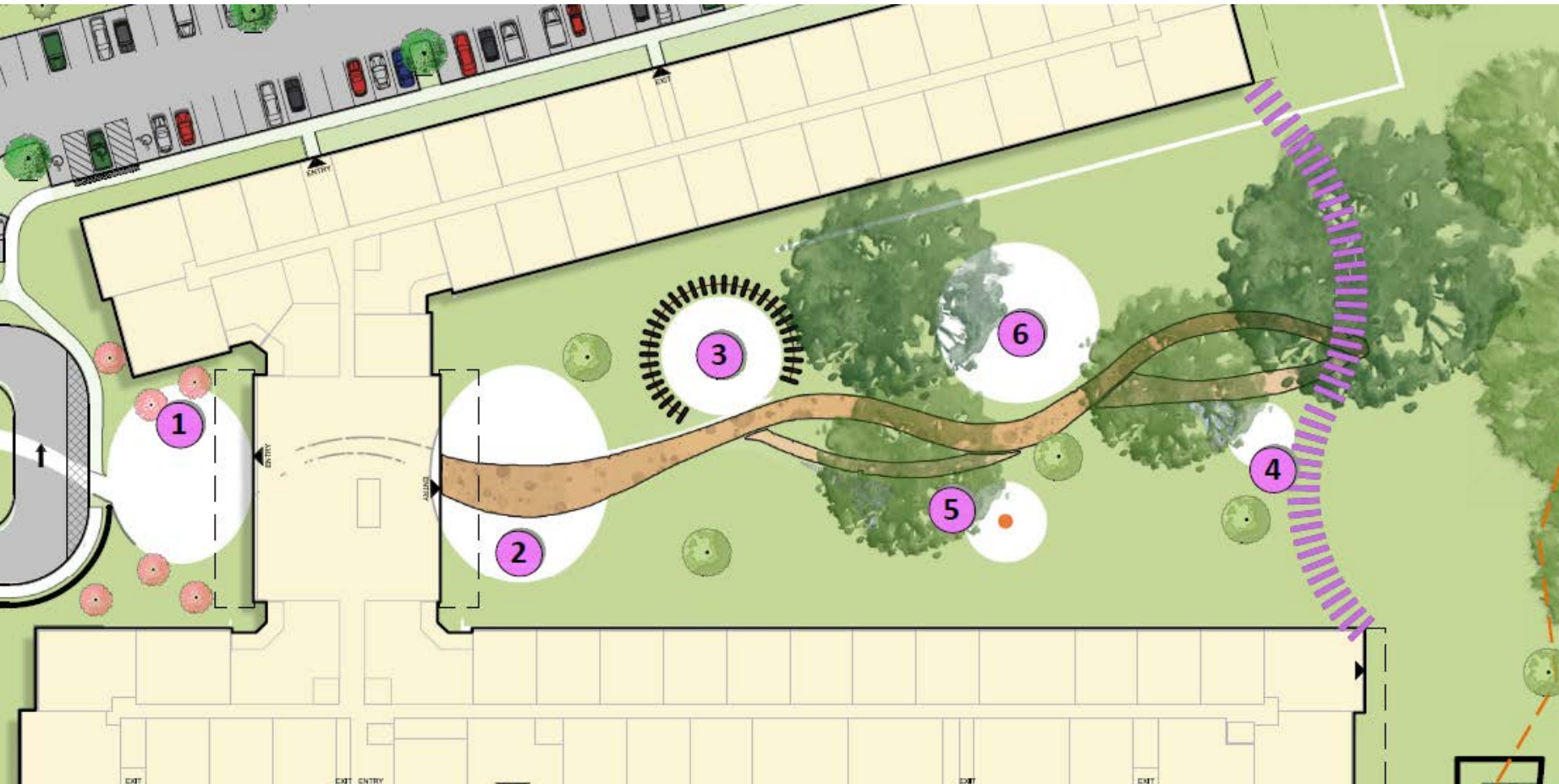


PROPOSED SITE LAYOUT



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:

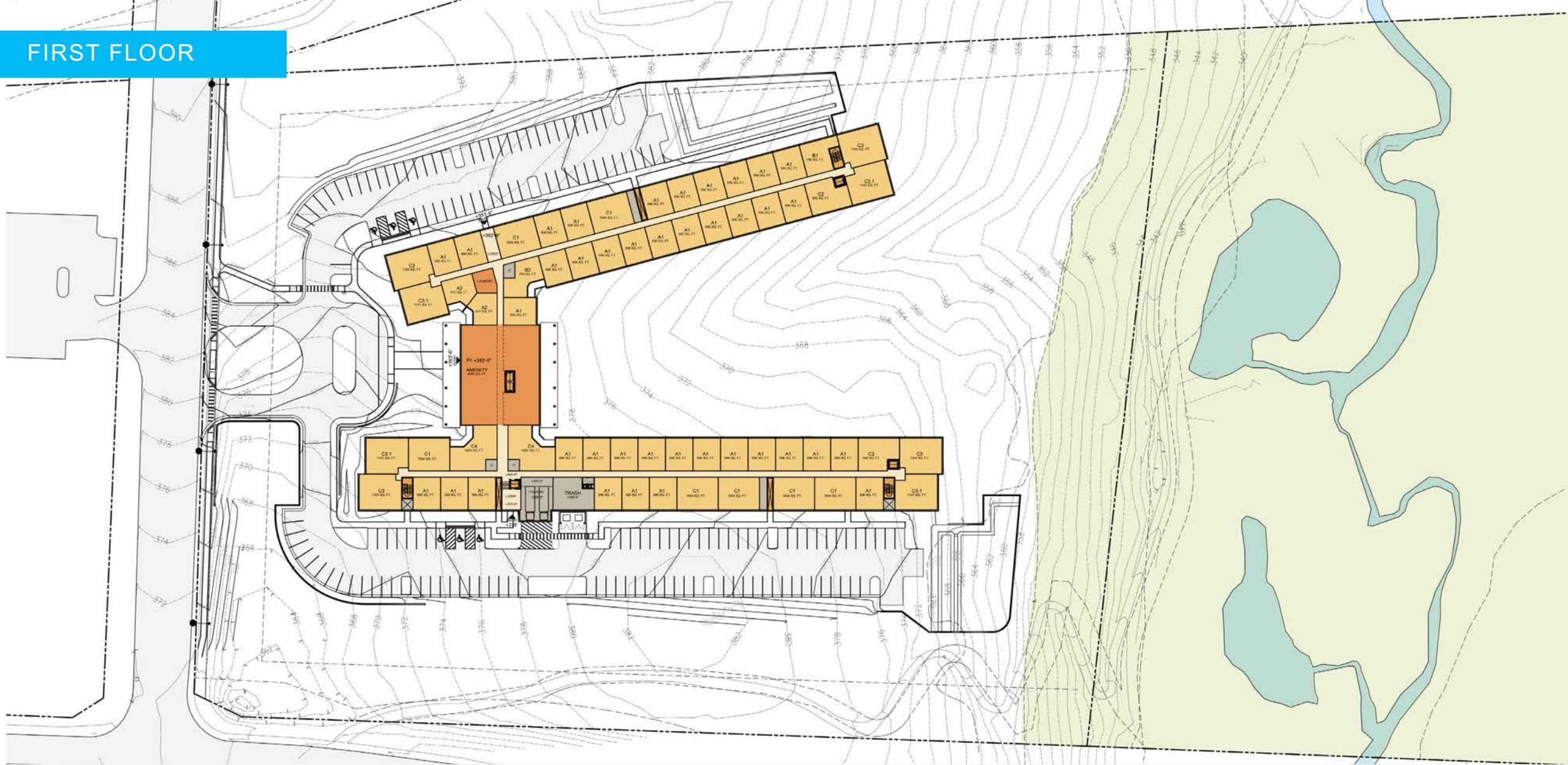
- FIREPIT WITH SEATING FOR GROUP GATHERINGS
- CHAIR SEATING SURROUNDING FIREPIT

6 RECREATION ZONE

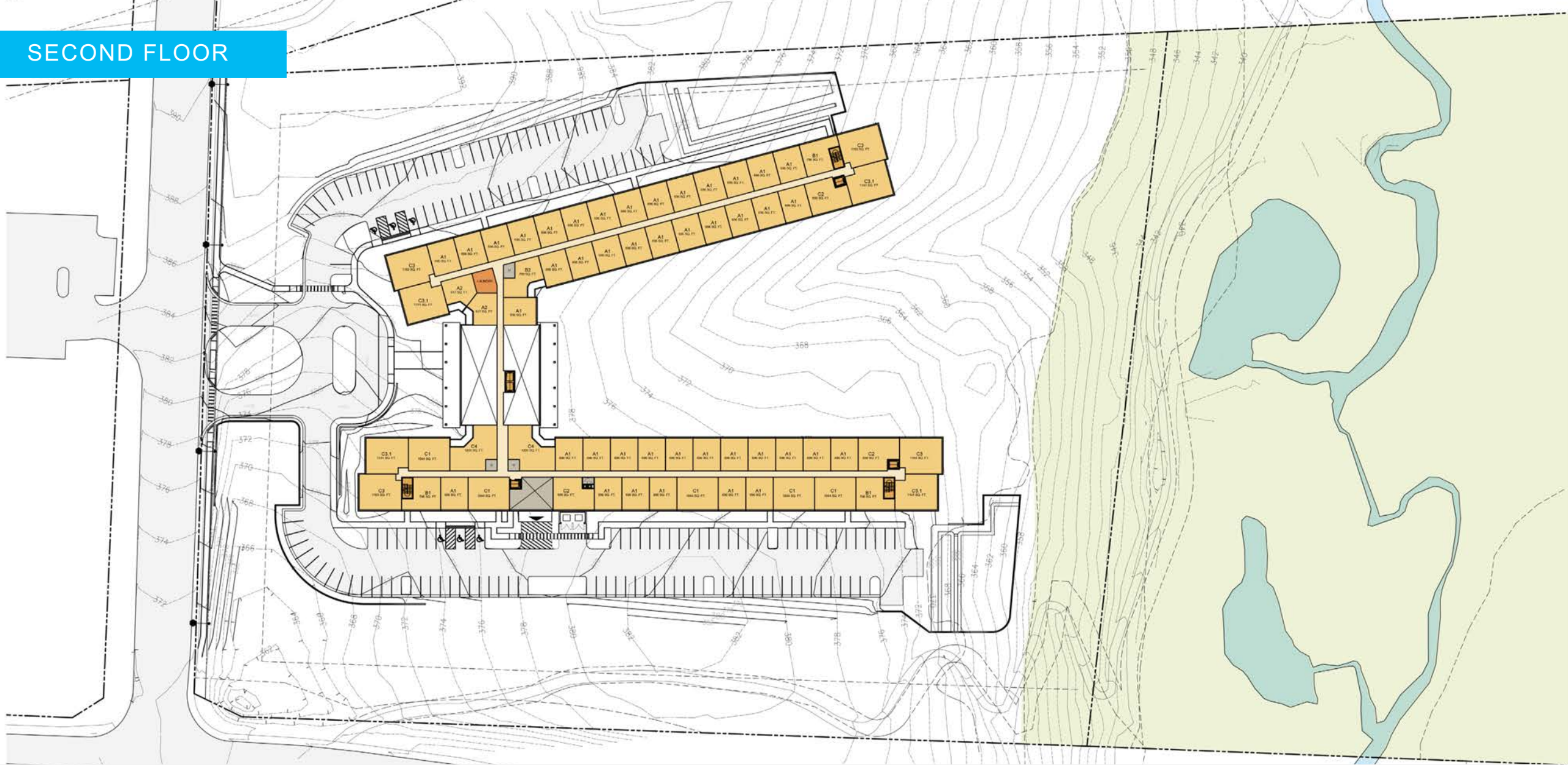
POTENTIAL AMENITIES INCLUDE:

- GAME TABLES
- BOCCE COURT
- SHUFFLEBOARD

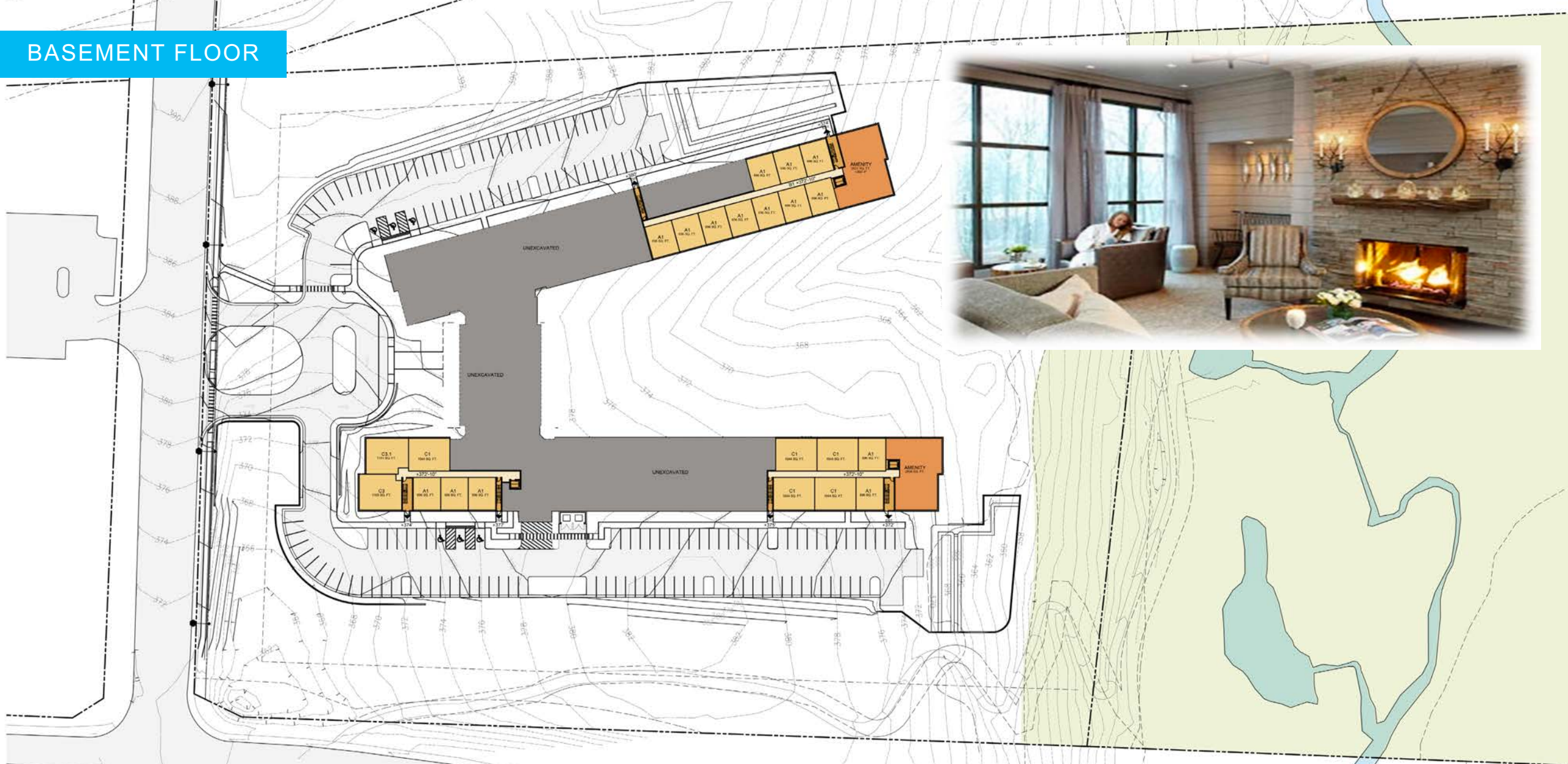
FIRST FLOOR



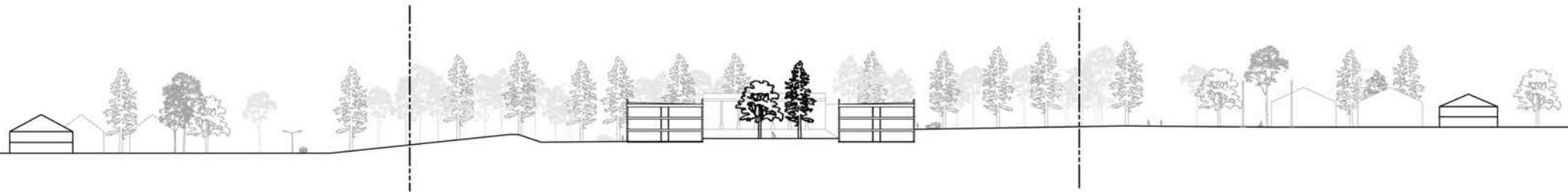
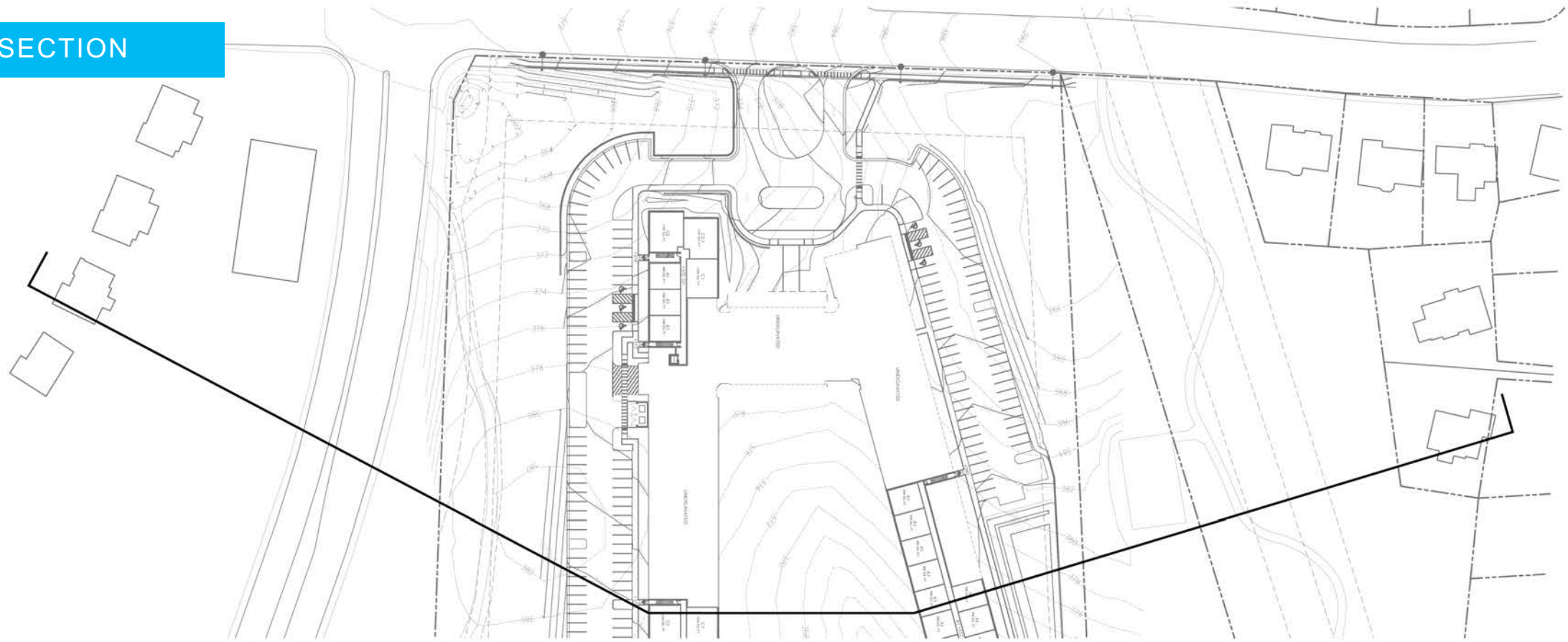
SECOND FLOOR



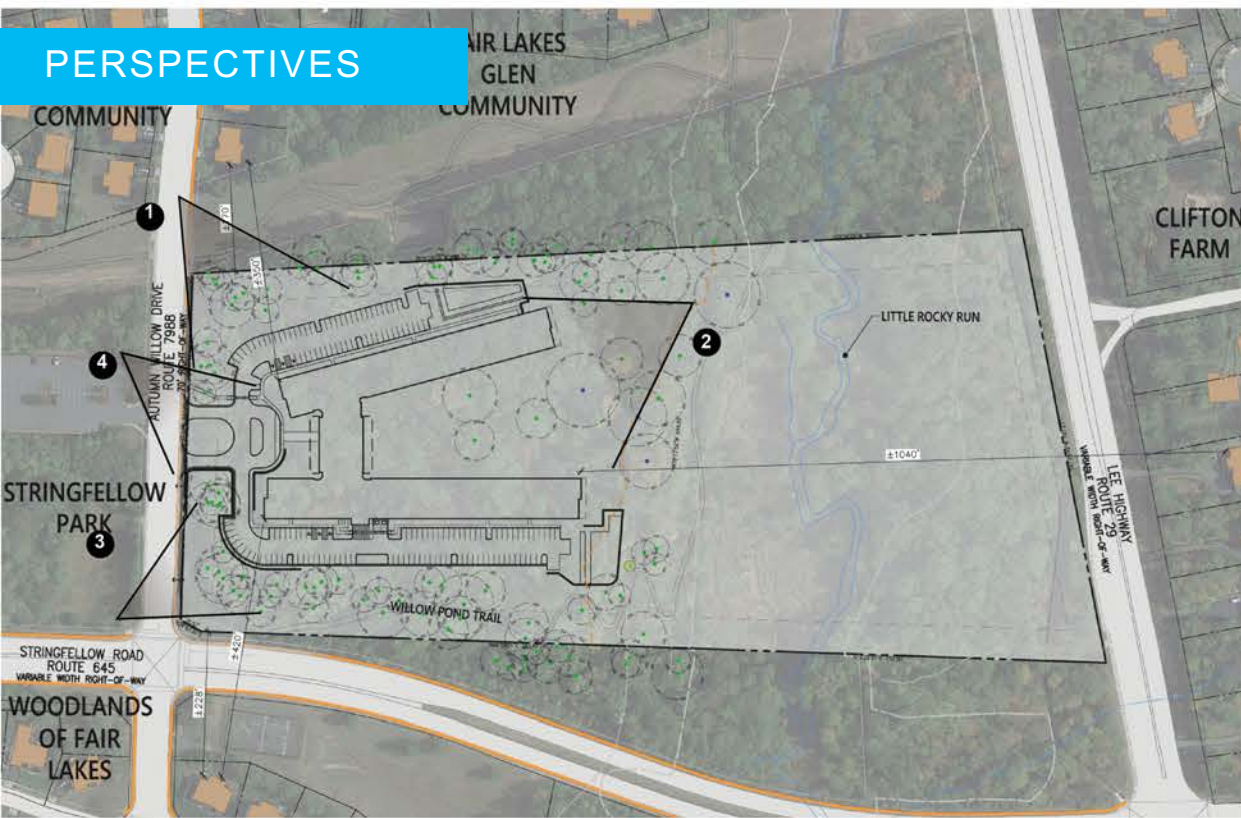
BASEMENT FLOOR



SITE SECTION



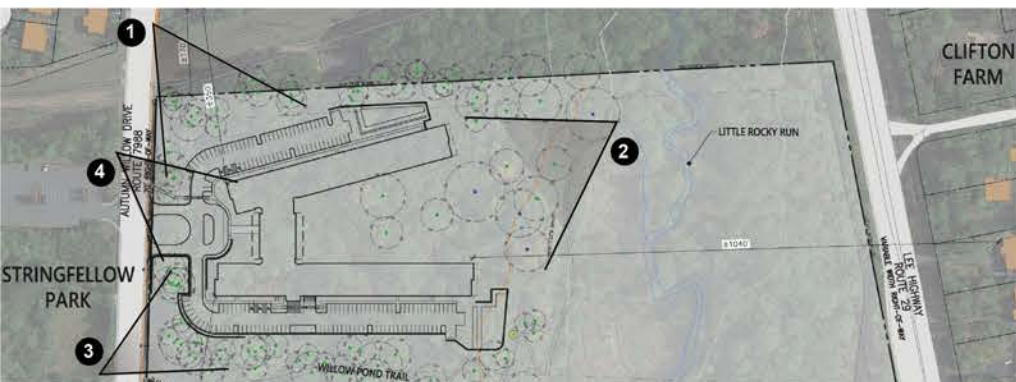
PERSPECTIVES





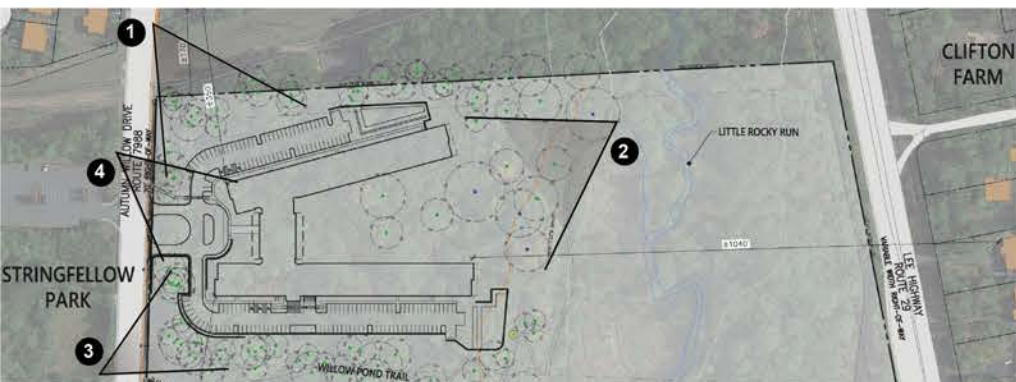
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2



The Lodge at Autumn Willow Perspective 2

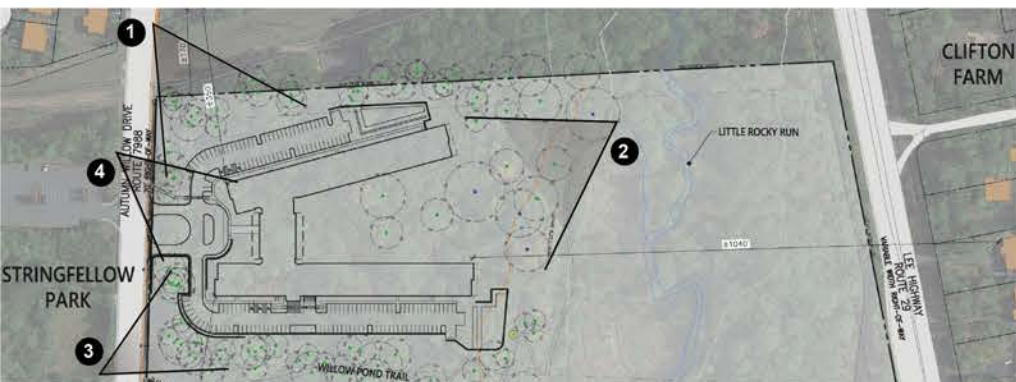
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The Lodge at Autumn Willow

Perspective 3

4



The Lodge at Autumn Willow Perspective 4

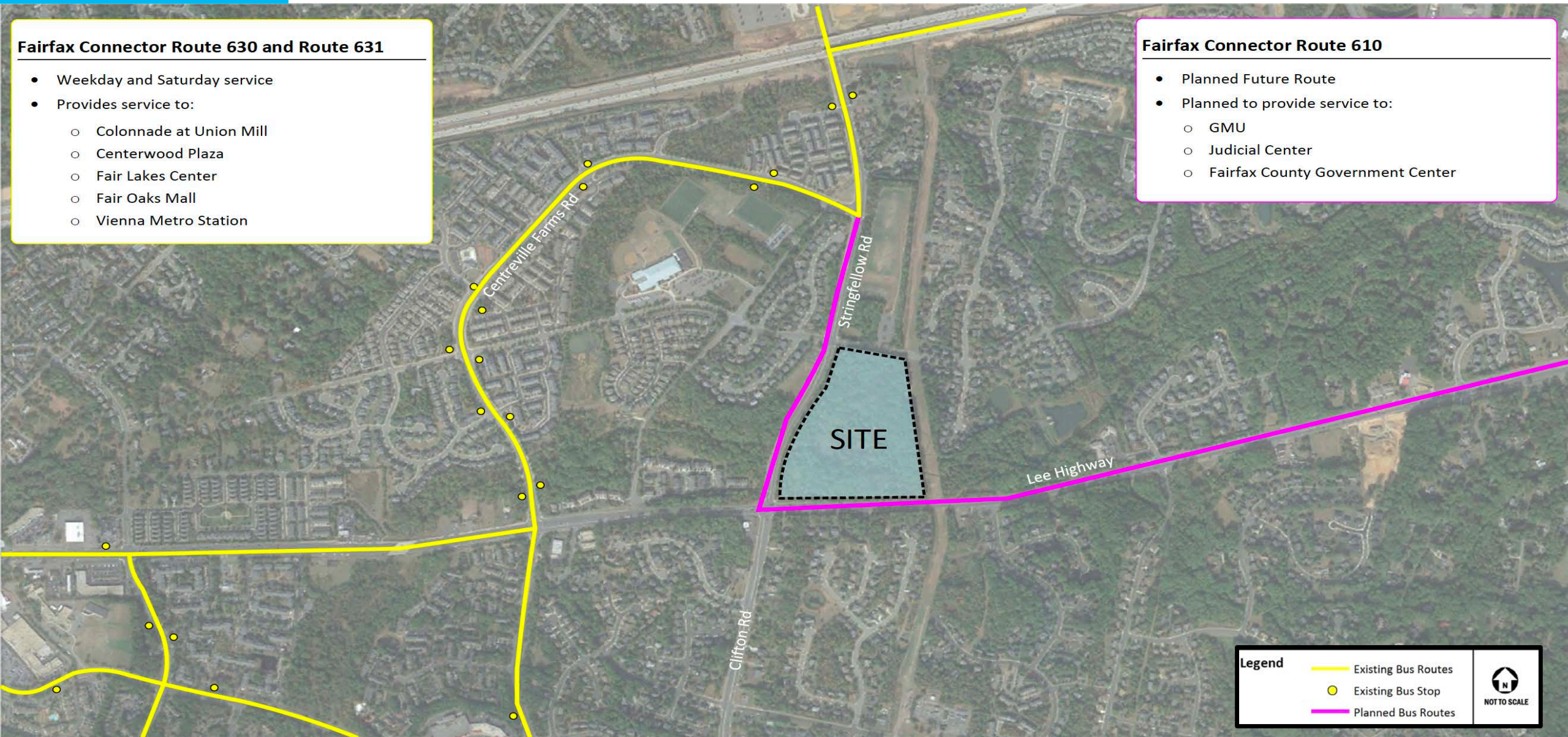
- Gorove Slade met with VDOT and FCDOT
- Agreed to a scope for the project
- The study evaluates the following:
 - Trip generation
 - Intersection operational analysis
 - Turn lane warrant analysis
 - Pedestrian and bicycle infrastructure review
- Comprehensive VDOT and FCDOT review

Fairfax Connector Route 630 and Route 631

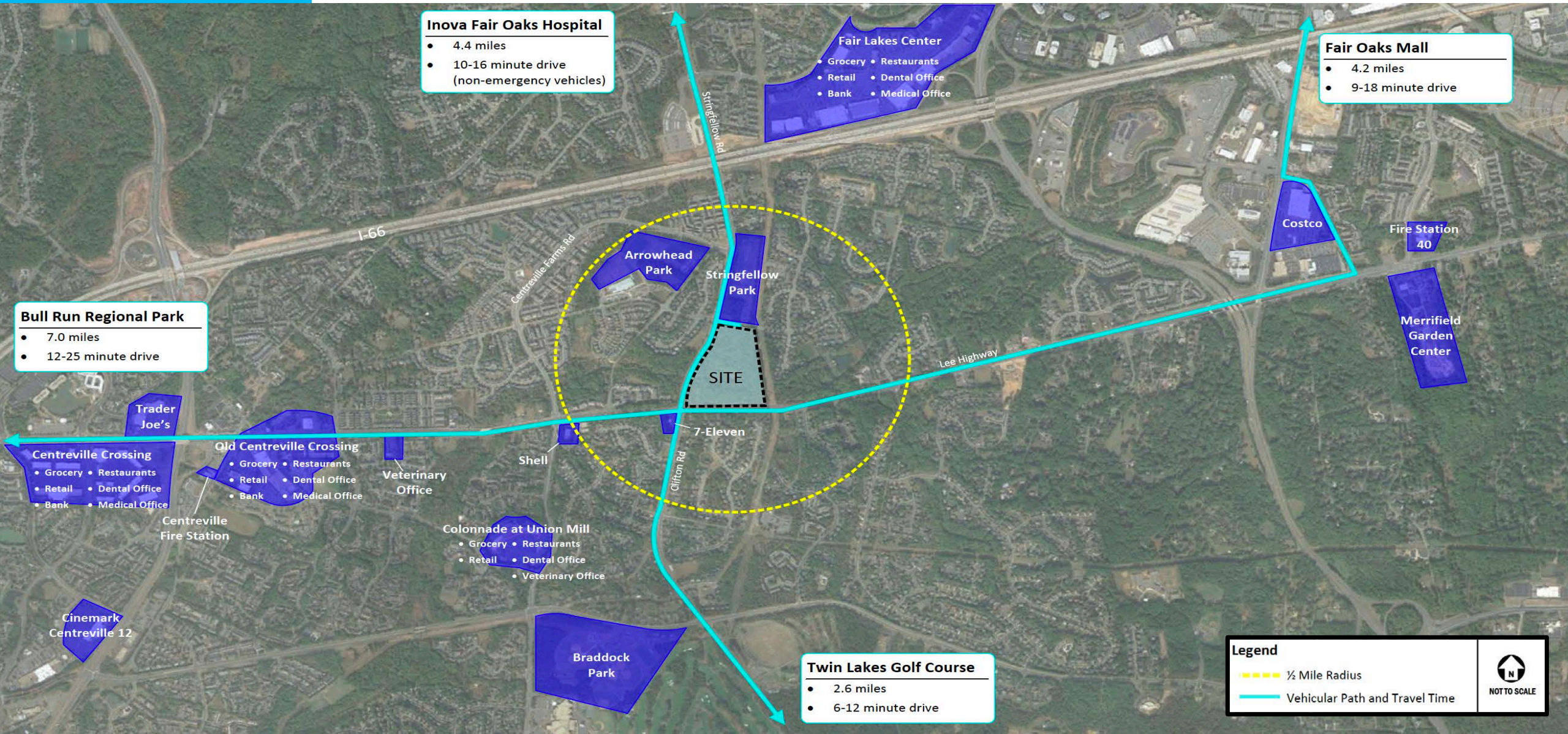
- Weekday and Saturday service
- Provides service to:
 - Colonnade at Union Mill
 - Centerwood Plaza
 - Fair Lakes Center
 - Fair Oaks Mall
 - Vienna Metro Station

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	



Thank You!



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COMMUNITIES THAT *lift* LIVES

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