



# SOUTHERN TOWERS



# Southern Towers Today

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- Extensive capital improvement plan is underway.
- Working through an extensive deferred maintenance program which we inherited when we bought the building
- We average 16,000 work orders annually responding to resident requests INSIDE their apartments
- Tenant Outreach Opportunities
  - We want to connect with residents if they have questions or feedback! Stop by...
  - Each building has a dedicated on-site management office, with dedicated PM teams that speaks multiple languages. (M-F 9-6, SAT 12-5)
  - Monthly resident forums at varying times to promote accessibility.
  - Online portal to submit work orders.

## Capital Improvement Scope:

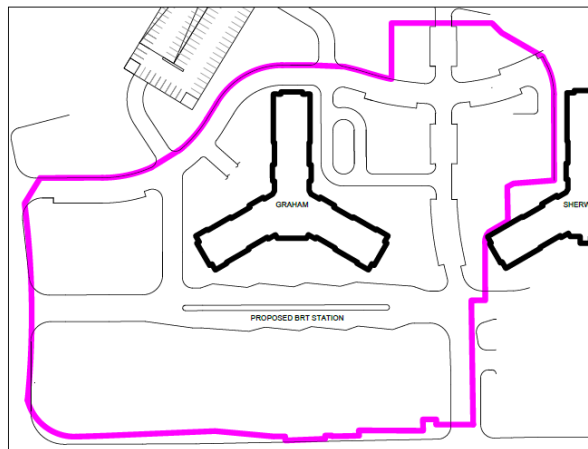
- Lobby Renovations
- Corridor Refinishing
- Window Replacement
- Park Amenity Upgrades (grills, dog park, landscape)
- New Play Equipment
- Roof Replacements
- Campus-Wide Pest Control Program
- New Laundry Equipment in Every Building,
- Select Plumbing Riser Replacements
- New Corridor HVAC Units
- Elevator Modernization
- New Smoke/CO Detectors in every apartment
- Enhanced Security Systems (and a new patrol jeep)
- Inspection and Maintenance of all HVAC units

## **Management Contact Information**

Stratford – (703) 567-4901  
Ashlawn – (703) 467-4920  
Sherwood – (703) 567-4930  
Graham – (703) 567-4940  
Monticello – (703) 567-4950

# Currently Approved Density Allocation

- The Southern Towers site is apx 40 acres, with ~30 acres of asphalt parking fields
- Approved CDD 21 allocates 400,000 SF of additional density to Southern Towers
- Density is allocated between Hotel (100k SF), Office (195k SF), Retail (105k SF)
- Bus Rapid Transition Station
- All existing density is focused around the Graham building



APPROXIMATE LIMITS OF SOUTHERN TOWERS CDD 21 AMENDMENT BOUNDARY

SOUTHERN TOWERS - DEVELOPMENT SUMMARY BEAUREGARD CORRIDOR COORDINATED DEVELOPMENT DISTRICT (CDD 21) <b>EXISTING</b> CONCEPT PLAN AND BEAUREGARD SMALL AREA PLAN	
APPROXIMATE AREA	+ / - 8.28 AC
MIX OF USES:	
OFFICE	+ / - 195,000 SF
RESIDENTIAL <sup>1</sup>	+ / - 0 SF (0 DWELLING UNITS)
RETAIL	+ / - 25,000 SF
OPTIONAL RETAIL	+ / - 80,000 SF
HOTEL	+ / - 100,000 SF (187 ROOMS)
ABOVE GRADE PARKING GARAGE	+ / - 0 SF
<b>TOTAL APPROVED ADDITIONAL DEVELOPMENT <sup>2</sup></b>	<b>+ / - 400,000 SF</b>
OPEN SPACE	+ / - 0.43 AC

# Future Development

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- **We have no plans to knock down any of the residential buildings.**
- This planning process will help us look at the next 10-15 years of Southern Towers.
- We don't believe that the current CDD 21 density allocation of Hotel, Shopping Center and Office are the best uses for the site.
- We believe the best use for the site will be to add additional residential density, which includes additional Affordable units that don't currently exist today.
- Our current focus is looking at the road network and how we incorporate the bus rapid transit station.
- "Development Principals"
  - Maintain adequate parking for existing residents, focusing on parking solutions that keep spaces adjacent to the existing buildings.
  - Keeping any new buildings away from the current buildings with appropriate setbacks.
  - Maximization of green space.
  - Develop bus safety strategy to protect pedestrians from the on-campus bus traffic.