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Gables Rolfe is a new sustainable mixed-income residential community situated on a 2.17-acre triangular-shaped site near transit in the Fort Myer Heights neighborhood of Arlington, Virginia, just north of Route 50. It consists of three buildings: a 12-story residential building comprised of 307 units; an 8-story residential building comprised of approximately 88 units; and a 5-story transitional living facility comprised of approximately 16,500 sq. ft. (14 units). The two larger buildings will be designed for LEED Gold certification and the smaller one, LEED Silver. There is a significant grade change of approximately 50 feet from the northwest corner to the southeast corner of the site. The two larger residential buildings are located on the western portion of the site and are separated by a large lushly-landscaped private courtyard that is accessed both from N. Rolfe Street and an 8,000 sq. ft. public park. A 5-level garage with two levels above grade provides the majority of the parking. Amenities include community rooms, fitness center, media room, pet wash, large exterior plaza deck and a roof top pool deck with spectacular views of Washington D.C. The design of the buildings incorporates Art Deco elements. Varying design features, including step backs, tapering, and material changes help break up the buildings' facades.

Gables Rolfe

Client

Gables Residential

Location

Arlington, VA

Use

Apartments

Facts

- Density - Bldg. A & B - 194 DU/AC
Bldg. C - 6.45 DU/AC
- Unit Plan Sizes - 533-1,369 SF
- Average Unit Size - 824 SF
- Number of Units -
Bldg. A & B - 421 DU
Bldg. C - 14 DU
- Site Area - 2.17 AC
- Parking - 405 Spaces
(0.96 sp./unit)



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