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**WALSH COLUCCI
LUBELEY & WALSH PC**

May 16, 2018

Via E-Mail and U.S. Mail

Brooke Hardin, Director
Department of Community Development & Planning
City Hall Annex Room 207
10455 Armstrong Street
Fairfax, Virginia 22030

Re: Request for Work Sessions
Proposed Redevelopment of the Breezeway Motel Assemblage

Dear Mr. Hardin:

As you are aware, I represent Pulte Homes (“the Applicant”), the contract purchaser of an assemblage of property that includes the Breezeway Motel, the Fairfax Gardens apartments, and four single family homes on Oak Street and Walnut Street in the City of Fairfax (the “Subject Property”). Pursuant to our recent discussions, please accept this letter and the enclosed materials as a request for a work session with the City of Fairfax Planning Commission on Monday, June 11, 2018, and City Council on Tuesday, July 10, 2018, to discuss the Applicant’s proposed redevelopment of the Subject Property with a seventy four (74) townhouses.

The Subject Property consists of six (6) parcels and 4.73 acres of land that is split-zoned CR (Commercial Retail), RMF (Multifamily) and RH (Residential High). The CR zoned portion of the Subject Property is developed with the Breezeway Motel, constructed in the early 1950’s, which is located in the southeast quadrant of the intersection of Fairfax Boulevard and Walnut Street. The RMF portion is developed with the Fairfax Gardens apartments which are located on the north and south side of Cedar Avenue, a public street that traverses the Subject Property from east to west. The RH portion is developed with four single family homes on Oak Street and Walnut Street. The Subject Property is bordered by commercial uses to the west and north, single family homes, a day care center, and Chilcott Field to the east, and single family homes to the south.

The Applicant proposes to redevelop the Subject Property with a community consisting of 74 townhouses. The townhouses will include a mix of twenty four (24), twenty two (22) and twenty (20) foot wide homes that range in height between three and four stories. The twenty two (22) foot wide townhomes indicated in blue on the submitted illustrative layout will be three stories in height, in order to provide an appropriate transition between the proposed development and nearby single family homes. Eight of the proposed townhomes located along Fairfax Boulevard will include a ground floor commercial component. As shown on the submitted

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conceptual elevations, the northern façades of these “Live/Work” townhomes will be enhanced through the provision of awnings and large windows facing into the commercial space, giving the ground floor of these townhomes a storefront style appearance and contributing to the activation of the Fairfax Boulevard streetscape. Based on the Applicant’s experience developing similar Live/Work style townhomes, it is anticipated that the ground floor commercial space will be occupied by commercial uses such as small businesses and professional offices. The upper stories of these townhomes will be residential.

The proposed development is characterized by high quality site design that includes a significant amount of open space, provides pedestrian connectivity throughout the proposed community and creates appropriate transitions to existing uses in the surrounding area. The centralized open space area proposed on either side of Cedar Avenue, will provide future residents of homes throughout the community with convenient access to open space. The proposed townhouses will establish an aesthetically pleasing streetscape along Walnut Street, Cedar Avenue and Oak Street through the provision of high quality architecture and landscaping along these frontages. Appropriate transitions to the adjacent single family homes are maintained through the provision of a twenty five (25) foot setback that includes a fifteen (15) transitional yard, and by limiting the height of the townhouses adjacent to the abutting single family lots to three stories.

Ample parking is provided is provided throughout the community in the form of garage, surface and on-street parking spaces on Cedar Avenue, which will remain a public street in its current configuration. Each residential townhouse will include two (2) garage parking spaces, while the Live/Work townhouses will include two (2) garage and two (2) driveway parking spaces. Surface parking spaces for visitors are dispersed throughout the community.

Access to the proposed townhouses is provided via four access points on Fairfax Boulevard, Walnut Street and Cedar Avenue. The access on Fairfax Boulevard is intended to serve as the primary access to the proposed commercial space, thereby mitigating transportation impacts on Walnut Street and Oak Street. From a trip generation standpoint, based on the preliminary analysis conducted by the Applicant’s transportation consultant, the proposed redevelopment will not have a negative impact on traffic conditions in the area. Applying the Institute of Transportation Engineers’ (ITE) trip generation rates, the 74 proposed townhouses will generate fewer trips during the morning peak hour than the existing hotel, multifamily and single family development on the Subject Property. During the evening peak hour, the proposed development will generate the same number of trips. Accordingly, the proposed development will have minimal, if any, transportation impacts on the surrounding road network as compared to the existing uses.

As discussed above, the Subject Property is currently split-zoned to the CR, RMF and RH Districts. In conjunction with this proposal, the Applicant proposes to rezone the Subject Property to the PD-M (Planned Development Mixed Use) District, which is intended to provide for coordinated mixed use development which may include general residential and nonresidential uses within a planned development. The PD-M District is appropriate for the Subject Property, given its unique location in a transitional area between the commercial corridor along Fairfax Boulevard and the established single family homes to the south. The PD-M classification will

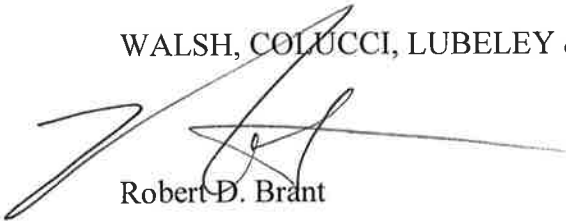
allow the Applicant to include the commercial space in the proposed Live/Work townhouses along Fairfax Boulevard in furtherance of the Comprehensive Plan's recommendations, while developing the remainder of the Subject Property with a residential community that is compatible with the character of the surrounding neighborhood.

The Applicant's proposal will transform the Subject Property, currently developed with a number of aging buildings and uses including the Breezeway Motel, into a vibrant, high quality community. The proposed Live/Work units along Fairfax Boulevard will incorporate a commercial component as recommended by the Comprehensive Plan, and the proposed townhomes will provide a transition from the commercial corridor to the adjacent residential neighborhoods. The high quality architecture, open space and streetscape will enhance the character of the community and the surrounding area.

I would appreciate the scheduling of a work session with the Planning Commission on June 11, 2018 and City Council on July 10, 2018. Should you have any questions regarding the submitted materials or should you require any additional information, please do not hesitate to contact me. As always, I appreciate your assistance.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

A handwritten signature in black ink, appearing to read 'Robert D. Brant', with a long horizontal flourish extending to the right.

Robert D. Brant

cc: Stephen Collins
Rose Sumrall