

Proposed Redevelopment of the Breezeway Motel

City of Fairfax Planning Commission Work Session
June 11, 2018



Site Location



Existing Conditions



View from Oak Street towards Panther Place



View from Walnut Street to Fairfax Boulevard



View turning onto Walnut Street



Breezeway Motel



View along Cedar Avenue



View turning onto Walnut Street



View from Panther Place of Cedar Avenue



View along Cedar Avenue

Existing Conditions and Zoning

- Six parcels consisting of approximately 4.63 acres
- Existing Development
 - Breezeway Motel (50 rooms)
 - Fairfax Gardens Apartments (38 units)
 - Four single family homes
- Split-zoned Commercial Retail, Residential Multifamily & Residential High
- Comprehensive Plan:
 - Future Land Use Map – Business Commercial, Residential High & Residential Low
 - Within “West Connector” along Fairfax Boulevard

Proposed Development

Project Overview

- High quality townhome community with a commercial component
 - 74 townhomes (incl. 8 Live/Work townhomes on Fairfax Blvd)
 - Mix of 24', 22' and 20' wide homes
 - High quality architecture compatible with surrounding area
- Site Design
 - Rear loaded homes forming a streetscape along Fairfax Blvd, Walnut, Cedar and Oak
 - Central open space feature on either side of Cedar, accessible to entire community
 - Pedestrian connectivity throughout community
 - High quality architecture compatible with surrounding area
 - 15' transitional yard provided, with 10' landscape strip along all street frontages
 - 25' setback to single family homes on 2nd Street
- Parking & Transportation
 - 195 on site spaces provided + 14 on-street spaces on Cedar – Complies with Zoning Ordinance requirements
 - Access provided from Fairfax Blvd, Walnut and Cedar
 - Trip generation is comparable to existing conditions

Proposed Site Design & Architecture





Conceptual Layout



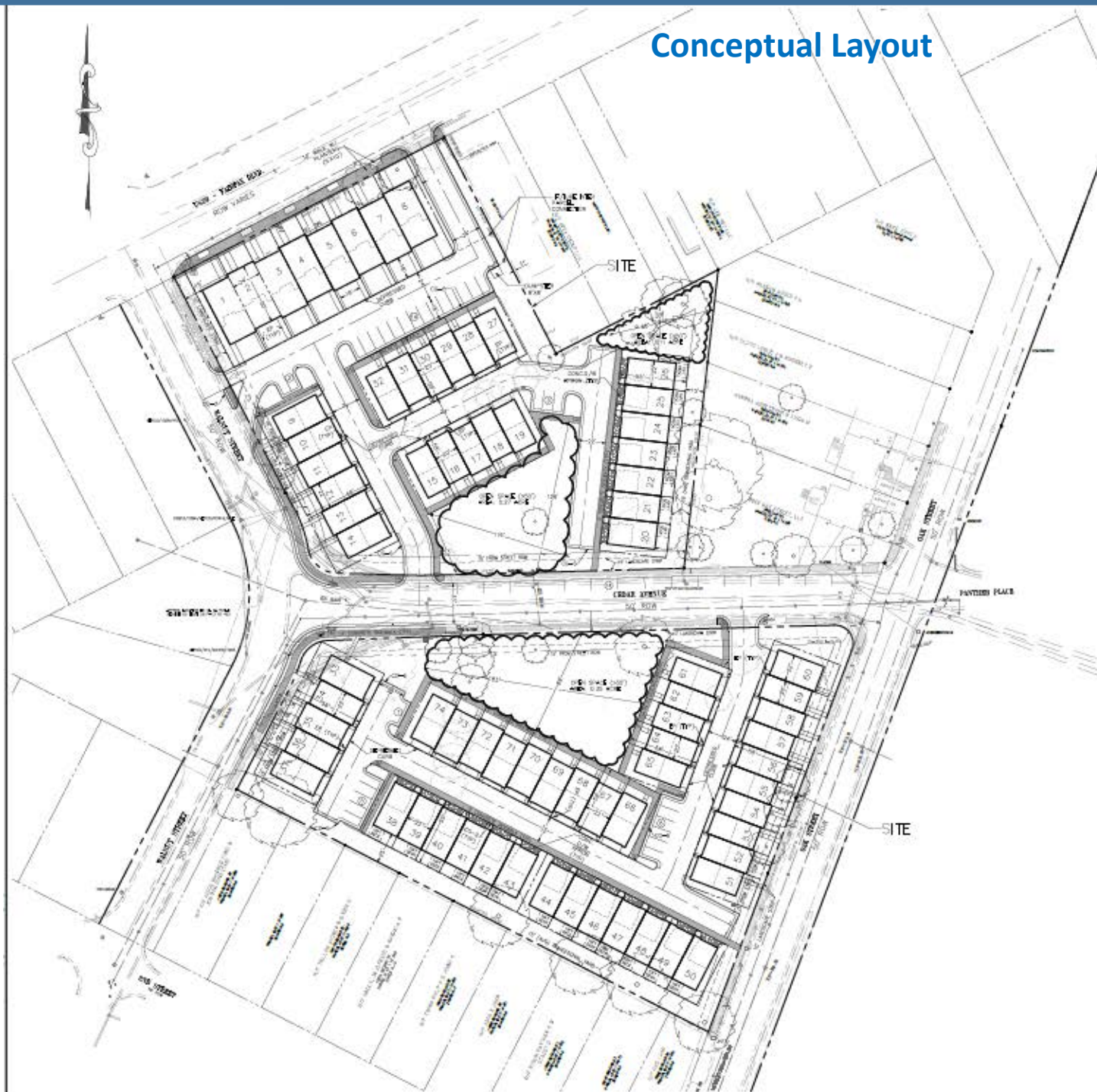
VEGETATION LEGEND:

-  APPROXIMATE LOCATION OF EXISTING TREE
-  APPROXIMATE LOCATION OF PROPOSED TREE

SITE TABULATION:

-  22 X 40 FT
FRONT LOAD TOWNHOME - 20 UNITS
-  22 X 40 FT
REAR LOAD TOWNHOME - 21 UNITS
-  20 X 40 FT
REAR LOAD TOWNHOME - 25 UNITS
-  34 X 50 FT
REAR LOAD TOWNHOME - 8 UNITS
(GROUND FLOOR COMMERCIAL)

Conceptual Layout



ZONING TABULATIONS

(PER FAIRFAX CITY ZONING ORDINANCE 132/16)

SITE AREA: 4.73 ACRES					
EDGE: 70.34'					
ZONING	PARKING TYPE	UNITS/SF	REQUIREMENT	REQUIRED	PROVIDED
					TOTAL LOT
RESIDENTIAL	24 UNITS	2 SPACE/UNIT	348	348	311 SURFACE
					34 FEDERAL
					112 GARAGE
TOTAL 348					TOTAL 348
COMMERCIAL	1,741 SF (8 UNITS x 218 SF)	1 SPACE/100 SF	18	18	16 GARAGE
TOTAL: 366					16 DRIVE/DRIVE
				REQUIRED	PROVIDED
TOTAL OPEN SPACE				25%	36%
OPEN SPACE - SETBACK				25%	15%
CONTIGUOUS OPEN SPACE				40%	80% (OF THE 15%)

LOT TABULATION	
USE TYPE	QUANTITY
TOWN HOME - REAR LOAD (20')	25
TOWN HOME - REAR LOAD (20')	25
TOWN HOME - REAR LOAD (22')	21
TOWN HOME - FRONT LOAD (22')	30
TOTAL	74



Conceptual Elevations – Fairfax Boulevard Live/Work Units



SIDE ELEVATION



FRONT ELEVATIONS

Conceptual Elevations – Walnut Street



Exterior Elevation - Units 9-14
PULTE - BREEZWAY (22' - TYPE A)
18.020

1/16"=1'-0"

RUST | ORLING
ARCHITECTURE



Exterior Elevation - Units 33-37
PULTE - BREEZWAY (22' - TYPE C)
18.020

1/16"=1'-0"

RUST | ORLING
ARCHITECTURE

Conceptual Elevations – Cedar Avenue



Exterior Elevation - Units 66-74
PULTE - BREEZWAY (22' - TYPE A)
18.020

1/16"=1'-0"



Exterior Elevation - Units 15-19
PULTE - BREEZWAY (20' - TYPE B)
18.020

1/16"=1'-0"

Conceptual Elevations – Oak Street

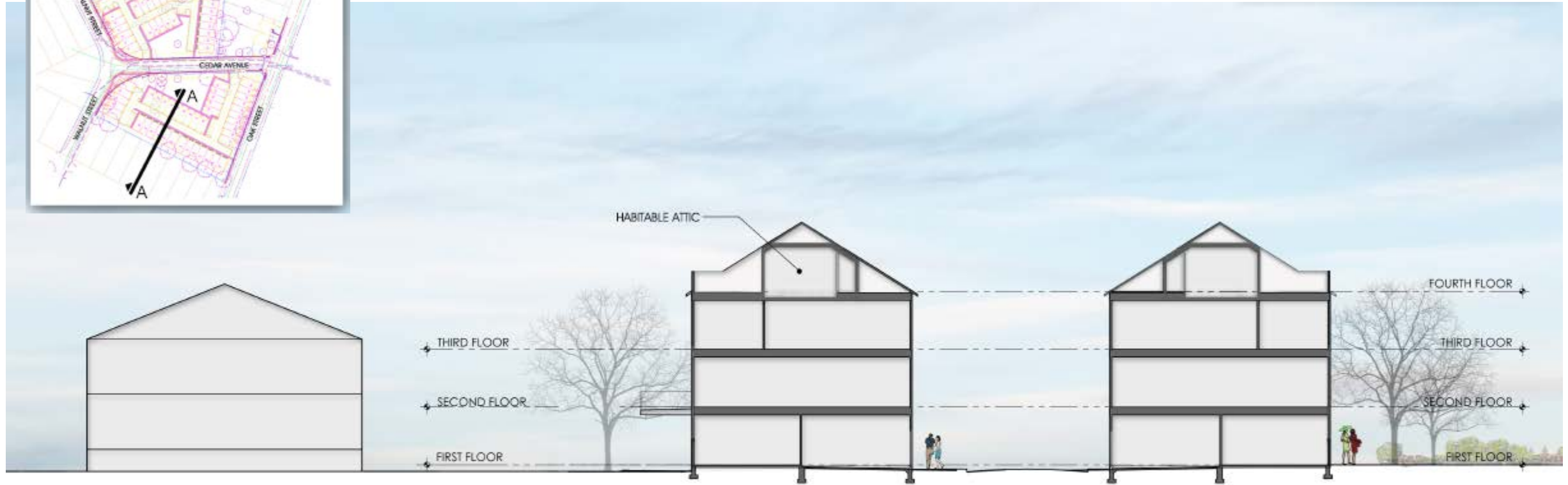


Exterior Elevation - Units 51-60
PULTE - BREEZWAY (20', 22' - TYPE B)
18.020

1/16"=1'-0"

RUST | ORLING
ARCHITECTURE

Height Comparison to Adjacent Homes



SECTION A - A

PULTE - BREEZEWAY
18.020

Benefits to the City

- Revitalization of underutilized property
 - Consistent with Comp Plan objectives: Residential development along Fairfax Boulevard may be appropriate with the “Replacement of an Undesirable Use”
 - High quality architecture, landscaping and open space
- Fairfax Boulevard activated with ground floor commercial uses
 - Consistent with Comprehensive Plan
 - Small-scale professional offices, boutique retail, small day care facilities, and other commercial uses
 - Transition from commercial corridor to single family neighborhoods
- High quality residential development to support further commercial development along Fairfax Boulevard connector
- Low traffic impacts – Trip generation comparable to existing uses

Anticipated Applications

- Rezoning from CR, RMF and RH to Planned Development Mixed Use (PD-M)
- Comprehensive Plan amendment
 - Current: Business Commercial, Residential High & Residential Low
 - Proposed: Residential High & Transitional

Community Outreach

- Pulte has had preliminary meetings with the following individuals, organizations and community groups:
 - City planning staff and Councilmembers
 - Neighboring communities
 - Second Street residents
 - Fairchester Woods
 - Fairfax City Citizens for Smarter Growth
- Feedback has been positive - Scale of proposal compatible with surrounding area

Questions?