

## Northfax West (Napolitano Property) Information Sheet

<b>Property Address/Tax Map:</b>	See Exhibit "A" attached
<b>Property Size:</b>	11.3 +/- acres
<b>Participants:</b>	Northfax JV, LLC (ARG II, LLC and Orchard RE Investments LLC; John Napolitano – CoManaging Member) – (Property Owner – Applicant)  MHI-Northfax, LLC – Madison Homes, Inc. – (Contract Purchaser)  Brightview Senior Living Development, LLC – (Contract Purchaser)
<b>Current Zoning District:</b>	CR – Commercial Retail - along Chain Bridge Road frontage RM – Residential Medium – western portion along Orchard Street
<b>Overlay District:</b>	Architectural Control Overlay District
<b>Adjacent Uses:</b>	North – Assembly Townhouses, Service Station & Office Building East – Chain Bridge Road South – City Property, Used Car Lot, 29 Diner, Automotive Service & Brown's Mazda West – Single Family Homes along McLean Avenue
<b>2035 Comprehensive Plan Future Land Use:</b>	Activity Center
<b>Proposed Zoning District:</b>	PD-M – Planned Development Mixed Use District
<b>Flood Plain and Stream Channel Approvals:</b>	Virginia Water Protection (VWP) Permit No. 18-1003, March 5, 2019 Conditional Letter of Map Revision (CLOMR), Case No. 18-03 2239R, April 1, 2019  In accordance with these approvals, the on-site stream will be enclosed in a culvert to remove the 100-year flood plain from the developable portion of the site.
<b>Stream Restoration Commitment:</b>	Van Dyck Park Stream Restoration Project

**Proposed Uses:** Residential: 5 +/- acres – 56 +/- Townhomes with a mix of front entry and rear entry garages providing a transition to single family homes to the West and the Assembly Townhouses to the North.

Senior Living Facility: 2.2 +/- acres – 200+ units; Mix of Independent Living, Assisted Living and Memory Care Units

Future Development Phase: 3.5 +/- acres – Specific Uses to be determined

**Proposed Undisturbed Area:** Approximately 1 acre in northwest corner of the Property

**BMP/SWM:** The stormwater for the site will be treated and detailed to meet all City and State requirements. A series of manufactured treatment devices, underground detention facilities and low impact development/green infrastructure will be utilized to meet these requirements.

**Proposed Roadway Improvements:** Realignment of Orchard Street to connect to the City’s proposed transportation project for the Northfax West/Farr Avenue Extension, including bike lanes and sidewalks for bike and pedestrian connectivity.

**Right-of-Way Vacation And Dedication:** 0.27 +/- acres of Orchard Street right-of-way will be vacated and 0.94 +/- acres of new right-of-way will be dedicated (a combination of Orchard Street realignment and the Farr Avenue Extension).

**Proposed Parking:** Residential Townhouses: 2 car garages for each townhouse, plus guest parking TBD as part of Master Development Plan approval  
Senior Living Facility: 120 +/- structured parking spaces  
Future Development Phase: TBD

**Proposed Vehicular Access:** Principal access is via Orchard Street from Chain Bridge Road, with planned connection to Fairfax Boulevard via the City’s proposed Northfax West/Farr Avenue Extension project; future additional access to Future Development Phase from Chain Bridge Road; no vehicular access connections to adjoining residential neighborhoods.

**November 22, 2019**

**EXHIBIT "A"**

<b>NorthFax West Property</b>	
<b>City of Fairfax, Virginia</b>	
<b>Tax Map</b>	
<b>057-2</b>	<b>Address of Property</b>
02 - 017	3590 Chain Bridge Road
02 - 018	3580 Chain Bridge Road
02 - 019	10505 Orchard Street
02 - 020	3570 Chain Bridge Road
08 - 011	10507 Orchard Street
08 - 012	10509 Orchard Street
08 - 013	10511 Orchard Street
08 - 014	10513 Orchard Street
08 - 010	10515 Orchard Street
02 - 005	10517 Orchard Street
08 - 005	10508 Orchard Street
08 - 006	10510 Orchard Street
08 - 007	10512 Orchard Street
08 - 008	10514 Orchard Street
02 - 003	10516 Orchard Street
07 - 015 B	McLean Avenue
47 - 000 A	McLean Avenue