

MEMORANDUM



**To: Chair Jaworski and Members of the
Planning Commission**

From: Albert Frederick, Senior Planner

**Through: Jason D. Sutphin, Community Development Division Chief
Brooke Hardin, Director of Community Development and Planning**

RE: Potential redevelopment of Northfax West

Meeting Date: January 13, 2020

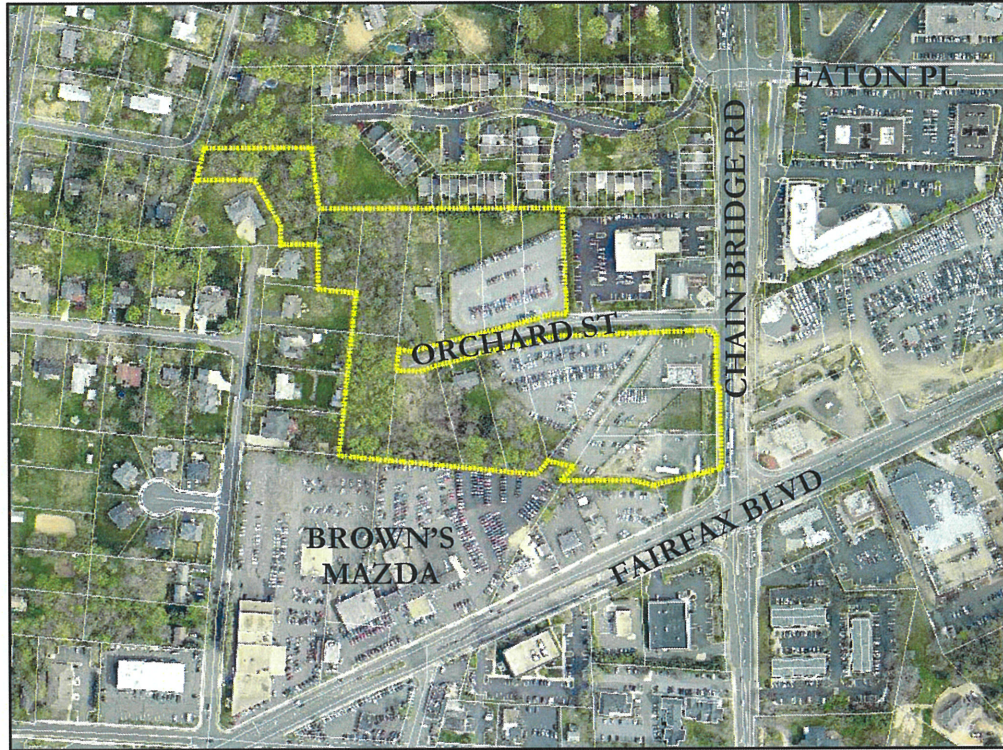
The attached documents are inclusive of all materials for the Planning Commission work session on the above-referenced items, including the materials that the applicant has provided in advance of this meeting. This memorandum serves to provide explanation of the purpose of this item.

This is a request of Northfax JV, LLC, MHI-Northfax, LLC and Brightview Senior Living Development, LLC for a Planning Commission informational briefing to discuss a concept plan for the redevelopment of parcels at the northwest corner of Fairfax Boulevard (Route 50) and Chain Bridge Road (Route 123). The site is bounded by properties that front on Fairfax Boulevard to the south, Chain Bridge Road to the east, McLean Avenue to the west and The Assembly neighborhood to the north. A parcel list is provided in Attachment 2.

January 13, 2020

Northfax JV, LLC/MHI-Northfax, LLC/Brightview Senior Living Development, LLC

3570-3590 Chain Bridge Road, 10505-10517 Orchard
(RM, Residential Medium/CR, Commercial Retail/ACOD – Architectural Control Overlay District)



CONCEPTUAL PROPOSAL

The proposed Northfax West development is a two-phased redevelopment plan:

- Phase I – 56 townhouse units, a 200 +/- unit senior living facility (114 Multifamily Units and 86 Assisted Living Units) with 120 +/- structured parking spaces, road construction by the City, culvert on-site stream, and disturbance in floodplain and Resource Protection Area. This area is 7.8 +/- acres.
- Phase II – 3.5 +/- acres with an undetermined mix of future uses along Chain Bridge Road and a future access road from Chain Bridge Road.

The proposed townhomes are planned at 40 +/- feet in height and the senior living building is planned at a height of 80 +/- feet. Phase I is situated along the northern and western property line with access from Chain Bridge Road to Orchard Street and an extension to Farr Avenue to be constructed by the City. This road will be discussed by Public Works at the January 13th meeting. The Farr Avenue extension to Fairfax Boulevard requires coordination with the proposed redevelopment of the Brown's Mazda property.

As a part of this proposed redevelopment, the potential applicant has approvals from Federal Emergency Management Agency (Conditional Letter of Map Revision – Case No. 18-03 2239R, April 1, 2019) and Virginia Department of Environmental Quality (Virginia Water Protection Permit No. 18-1003, March 5,

2019) to culvert the on-site stream in order to remove the 100-year floodplain and RPA from the site. As part of the project approvals, the applicant intends to commit to a stream restoration project for a portion of Accotink Creek within the boundaries of Van Dyck Park. This stream restoration project will implement this component of the approved master plan for Van Dyck Park. VA DEQ is also requiring contribution to regional bank for stream restoration improvements outside of the City. Irrespective of these, City approval to construct and make these changes is required.

ANTICIPATED APPLICATIONS

If an application were to be filed, then the proposal would require the following approvals from the City Council. Others applications may be required depending on review of a complete plan, if an application is filed:

- Rezoning from RM, Residential Medium and CR, Commercial Retail to PD-M, Planned Development Mixed Use and approval of a Master Development Plan
- Special Use Permit to culvert on-site stream and remove the 100-year floodplain
- Special Exception for disturbance of RPA to build culvert
- Vacation of a portion of the right-of-way (Orchard Street) and dedicate a new right-of-way
- Certificate of Appropriateness for Architecture and Landscaping

HIGHLIGHTED COMPREHENSIVE PLAN AND ZONING ORDINANCE SECTIONS

- It is noted that the City is currently conducting a Small Area Plan for Northfax. The potential applicant has been working with the City’s consultant.
- Uses should be integrated as a mix of commercial, multifamily housing, and townhouses, either in the same building or a combination of single-use buildings featuring a range of complementary uses within the activity Center (Comprehensive Plan, Pg. 32).
- In general, new development in Activity Centers should support a connected street network as recommended in the Multimodal Transportation Chapter of the Comprehensive Plan; provide an improved streetscape and pedestrian connections to the surrounding uses, including links to the existing pedestrian network; and include inviting public and/or private open spaces. Parking should be provided in structured or below-grade facilities where reasonable (Comprehensive Plan, Pg. 32).
- Residential townhouses should be only considered to serve as a transitional use to existing development outside of the Activity Center (Comprehensive Plan, Pg. 33).
- Encourage new development that protects and preserves environmentally-sensitive areas and natural features, such as tree cover (especially significant stands of trees and healthy, mature trees), native vegetation, streams, wildlife habitat, and natural topography (Action NE 1.5.3).

DEPARTMENTAL OBSERVATIONS

There has been an initial staff discussion, but since an application with the required materials has not been filed, the following represents only an overview of potential issues.

- Policy: Standards of Planned Developments Districts must be met including open space and buffer requirement and project phasing.
- Architecture/Design: The potential applicant would be required to apply for a major certificate of appropriateness to be reviewed by the Board of Architectural Review and City Council. Each new building in the ACOD should be designed to complement the character and atmosphere of the

district with respect to buildings size, scale, placement, and use of materials. The expectation is that new buildings will be well designed to enhance the visual character of the district and will use quality materials that will be long lasting (ACOD-3.1).

- Transportation: A traffic impact study will be required. The proposal is also subject to access management standards in the Zoning Ordinance, Public Facilities Manual, and Virginia Department of Transportation.
- Public Works: Full environmental studies must be submitted and reviewed.
- Fire: All drivable surfaces must be identified as Fire Lanes. Fire lanes must be a minimum of 20 feet wide – maintained clear at all times. The proposed exit through Brown’s Mazda from the Napolitano site must be available before any building construction can occur in the rear of the housing development.

CITY COUNCIL HIGHLIGHTS

On January 7, 2020, City Council met to discuss the redevelopment of Northfax West along with the redevelopment of Brown’s Mazda and the Northfax Roadway project. The following observations were made during the meeting for the Northfax West proposal:

- Traffic Impact Study should include the proposed roundabout on Chain Bridge Road to the north of the site
- Height of townhouses adjacent to single-family homes to the west and the Assembly townhomes to the north
- Environmental permitting process for impacts to floodplain and Resource Protection Area, as well as, off-site stream restoration to Van Dyck Park.

ATTACHMENTS:

1. Development Summary with Conceptual Development Plans
2. Northfax West Parcels
3. Zoning Map
4. Comprehensive Plan Map
5. Summary of Districts

PREPARED BY:

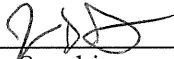


Albert Frederick
Senior Planner, Community Development and Planning

01.08.20

DATE

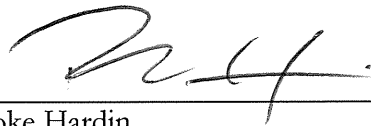
REVIEWED AND APPROVED:



Jason Sutphin
Community Development Division Chief

1/8/20

DATE



Brooke Hardin
Director, Community Development and Planning

1/8/20

DATE

DEVELOPMENT SUMMARY

Northfax West (Napolitano Property) Information Sheet

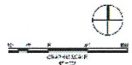
Property Address/Tax Map:	See Exhibit "A" attached
Property Size:	11.3 +/- acres
Participants:	Northfax JV, LLC (ARG II, LLC and Orchard RE Investments LLC; John Napolitano – CoManaging Member) – (Property Owner – Applicant) MHI-Northfax, LLC – Madison Homes, Inc. – (Contract Purchaser) Brightview Senior Living Development, LLC – (Contract Purchaser)
Current Zoning District:	CR – Commercial Retail - along Chain Bridge Road frontage RM – Residential Medium – western portion along Orchard Street
Overlay District:	Architectural Control Overlay District
Adjacent Uses:	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
2035 Comprehensive Plan Future Land Use:	Activity Center
Proposed Zoning District:	PD-M – Planned Development Mixed Use District
Flood Plain and Stream Channel Approvals:	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.
Stream Restoration Commitment:	Van Dyck Park Stream Restoration Project

Proposed Uses:	<p>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.</p> <p>Senior Living Facility: 2.2 +/- acres – 200+ units; Mix of Independent Living, Assisted Living and Memory Care Units</p> <p>Future Development Phase: 3.5 +/- acres – Specific Uses to be determined</p>
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:	<p>Residential Townhouses: 2 car garages for each townhouse, plus guest parking TBD as part of Master Development Plan approval</p> <p>Senior Living Facility: 120 +/- structured parking spaces</p> <p>Future Development Phase: TBD</p>
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.

CONCEPTUAL DEVELOPMENT PLAN



Conceptual Layout Rendering
 Northfax West
 City of Fairfax, Virginia



Notes/Disclaimer:
 1. This is an illustrative concept in which details and use are subject to change based on site engineering and zoning review.
 2. Aerial imagery from google maps.

Date: December 31, 2018
 Project #: 18-26-005-00
 Drawing #: 100670

CONCEPTUAL DEVELOPMENT PLAN INCLUDING BROWN'S MAZDA

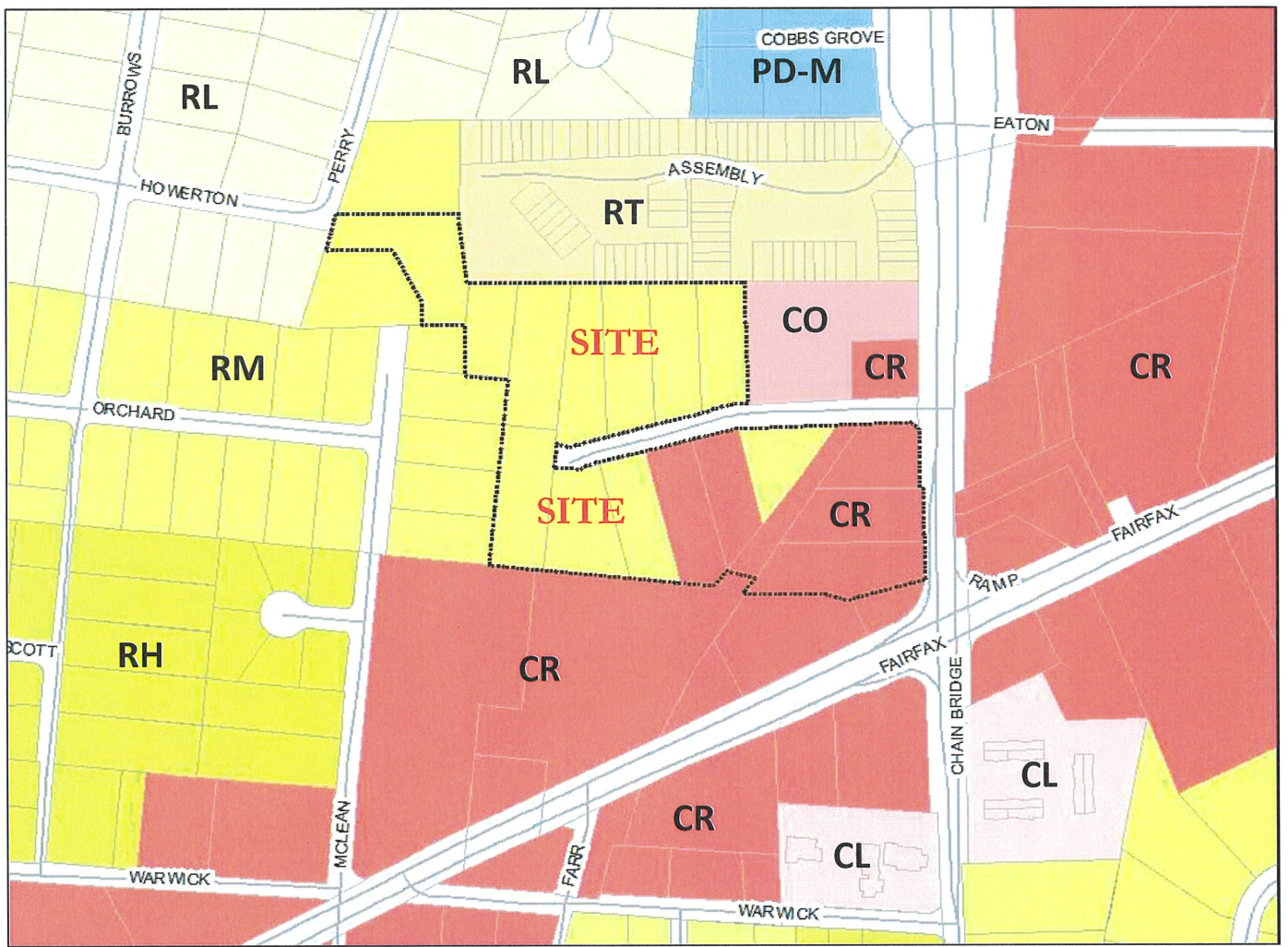


NORTHFAX WEST PARCELS

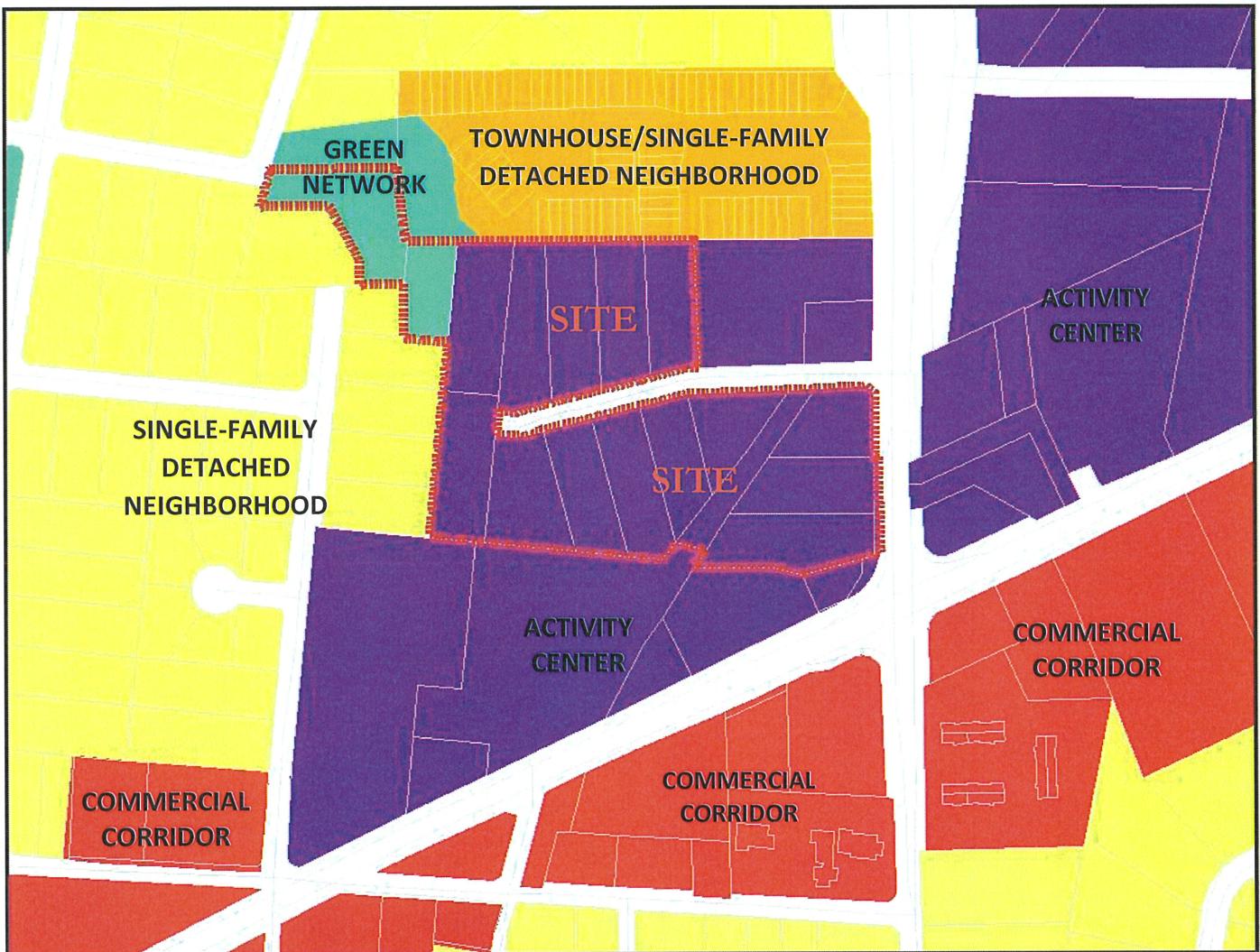
TAX MAP	ADDRESS	USE	ACREAGE
057-2-02-017	3590 Chain Bridge Road	Special Use Permit – Storage for New Cars	0.88
057-2-02-018	3580 Chain Bridge Road	Special Use Permit – Storage for New Cars	0.55
057-2-02-019	10505 Orchard Street	Special Use Permit – Storage for New Cars	0.42
057-2-02-020	3570 Chain Bridge Road	3,100 sf Restaurant	0.49
057-2-08-011	10507 Orchard Street	Special Use Permit – Storage for New Cars	0.51
057-2-08-012	10509 Orchard Street	Special Use Permit – Storage for New Cars	0.58
057-2-08-013	10511 Orchard Street	Special Use Permit – Storage for New Cars	0.69
057-2-08-014	10513 Orchard Street	1,274 sf Single-Family Home	0.62
057-2-08-010	10515 Orchard Street	Vacant Res.	0.68
057-2-02-005	10517 Orchard Street	Vacant Res.	0.82
057-2-08-005	10508 Orchard Street	Special Use Permit – Storage for New Cars	0.60
057-2-08-006	10510 Orchard Street	Special Use Permit – Storage for New Cars	0.67
057-2-08-007	10512 Orchard Street	Special Use Permit – Storage for New Cars	0.73
057-2-08-008	10514 Orchard Street	1,200 sf Single-Family Home	0.68
057-2-02-003	10516 Orchard Street	Vacant Res.	0.87
057-2-07-015B	McLean Avenue	Vacant Res.	0.45
057-2-47-000A	McLean Avenue	Vacant Res.	0.92

TOTAL 11 +/- ACRES

ZONING MAP



COMPREHENSIVE PLAN MAP



SUMMARY OF ZONING DISTRICTS

GENERAL ZONING DISTRICTS: Unless within a planned development district, each property in the City belongs to one of the following zoning districts, which spells out permitted uses and types of development for all parcels within each district, as summarized below:

RL, RM & RH RESIDENTIAL DISTRICTS: Permits single-family detached housing and select types of supportive, complementary uses that create quiet and comfortable neighborhoods. Development must be consistent with the character of a residential neighborhood and fit within certain parameters, including:

- **RL RESIDENTIAL LOW:** 20,000 minimum lot size and 40' front setback from the street;
- **RM RESIDENTIAL MEDIUM:** 7,500 minimum lot size and 25' front setback from the street;
- **RH RESIDENTIAL HIGH:** 6,000 minimum lot size and 20' front setback from the street.

RT & RT-6 TOWNHOUSE DISTRICTS: Provides townhouses in both districts, as well as duplexes, single-family attached, and single-family detached housing in the RT district.

- **RT-6:** Limited to 6 units per acre;
- **RT:** Limited to 12 units per acre.

RMF MULTIFAMILY DISTRICT: Provides for multifamily housing as well as townhouses, duplexes, single-family attached, and single-family detached housing. Buildings may be no taller than 3 stories and 35' or 4 stories and 45' (where not adjacent to a single-family detached district) with a density limited to 20 units per acre. Permitted uses also include nursing homes, assisted living facilities, congregate living facilities and select directly related, complementary uses.

CL COMMERCIAL LIMITED DISTRICT: Provides for limited, low intensity office development as a transitional use between residential and commercial areas with buildings limited to 3 stories and 35' in height that may not exceed 17,500 sq. ft. in floor area.

CO COMMERCIAL OFFICE DISTRICT: Provides for offices for business, governmental and professional uses, and uses accessory or complementary thereto. Buildings may be up to 5 stories and 60'.

CR COMMERCIAL RETAIL DISTRICT: Provides for office and general business and retail establishments, and uses accessory or complementary thereto. Buildings may be up to 5 stories and 60'.

CU COMMERCIAL URBAN DISTRICT: Provides an urban, mixed use development option for appropriate parts of the downtown area and sites in the general vicinity of the three key Fairfax Boulevard intersections: Main Street, Chain Bridge Road, and Old Lee Highway, or as may be more precisely specified by a current or future adopted plan. Buildings may be up to 5 stories and 60'.

CG COMMERCIAL GENERAL DISTRICT: Provides areas for office, general retail, automobile-related uses, and uses accessory or complementary thereto. Buildings may be up to 5 stories and 60'.

IL INDUSTRIAL LIGHT DISTRICT: Provides areas for light industrial uses. Buildings may be up to 3 stories and 35’.

IH INDUSTRIAL HEAVY DISTRICT: Provides areas for general industrial uses. Building may be up to 6 stories and 60’.

PLANNED DEVELOPMENT DISTRICTS AND ZONING OVERLAYS: Some properties are included in planned development districts and/or are governed by regulations that exceed that of the underlying general zoning district through overlays and other development standards. These are summarized below:

PD-R, PD-M, PD-C & PD-I PLANNED DEVELOPMENT DISTRICTS: Provides for coordinated developments and communities with appropriate boundary transitional yards and recreation and open space. The districts provide additional flexibility not available in general zoning districts and allows for innovations and special features in site development that make the community better.

- **PD-R PLANNED DEVELOPMENT RESIDENTIAL:** Allows for permitted/special uses in the R districts;
- **PD-M PLANNED DEVELOPMENT MIXED USE:** Allows for permitted/special uses in the R and C districts;
- **PD-C PLANNED DEVELOPMENT COMMERCIAL:** Allows for permitted/special uses in the C districts;
- **PD-I PLANNED DEVELOPMENT INDUSTRIAL:** Allows for permitted/special uses in the CG, IL, and IH districts.