

MEMORANDUM

To: Chair Jaworski and Members of the Planning Commission

From: Albert Frederick, Senior Planner

Through: Jason Sutphin, Community Development Division Chief (JDS)
Brooke Hardin, Director of Community Development and Planning (BH)

Subject: Informational Work Session
Fairfax City Center West
10501-10533 Main Street



Meeting
Date: April 22, 2019

The attached documents are inclusive of materials for the Planning Commission work session on the above-referenced items, including an informational report with a conceptual plan and elevations. The site, 10501-10533 Main Street, is located at the southwest corner of Main Street and West Street. On April 2, 2019, City Council held a work session to discuss the proposed plan with staff and the potential applicant. Although a formal application has not yet been submitted, the applicant has prepared a design concept for discussion. The intent of this work session request is to receive initial feedback from the Planning Commission before proceeding with an official application.

The potential applicant proposes to replace an office, restaurant and bank with a mixed use building that comprises a hotel of approximately 140-160 rooms, performance center, college/university space, restaurants, retail and office (62,000 +/- square feet), approximately 100 residential units and approximately 479 below grade parking spaces on 2.12 +/- acres. A rezoning may be required because the property has two zoning districts, Special Use Permits may be required for a hotel and Upper Story Residential/Mixed Use, and a Special Exception to exceed the maximum height in the Transition Overlay District may be required. There may potentially be Special Exception requests based on final design. Those have not been identified at this time. A fiscal impact analysis has not been conducted at this time.



CITY OF FAIRFAX

Department of Community Development & Planning

Planning Commission Work Session

WORK SESSION DATE

April 22, 2019

POTENTIAL APPLICANT

Ox Hill Realty

OWNER

10533 Main Street LLC,
Smith Dana Ellen Trust,
The Mizner Family Revocable Trust,
George and Georgia Volakis,
and Infinite Equity, LLC

AGENT

Lynn Strobel, Attorney

PARCEL DATA

Tax Map ID

57-4-02-070

57-4-02-071

57-4-02-072

57-4-02-076

Street Addresses

10501-10533 Main Street

Zoning District

CR, Commercial Retail

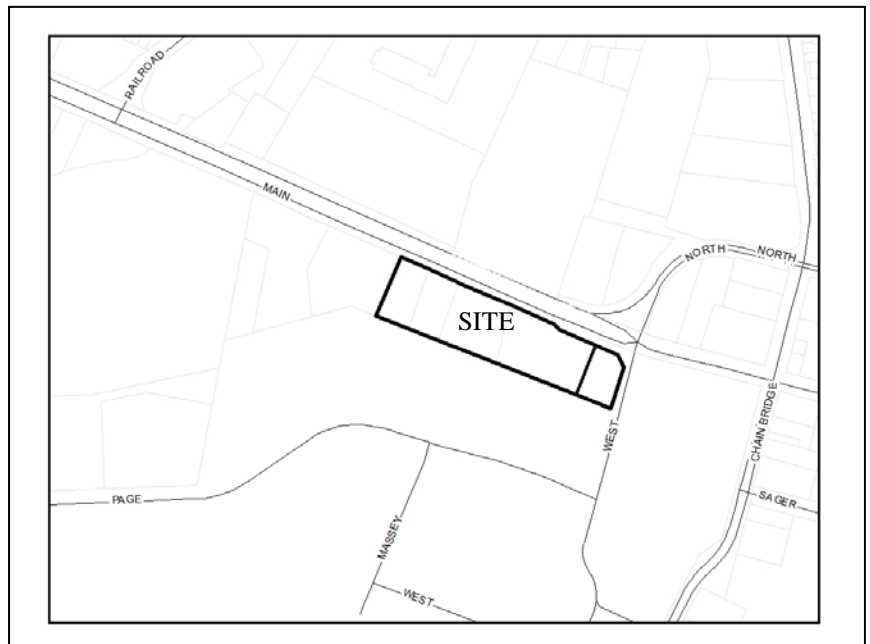
CG, Commercial General

Overlay District

Old Town Fairfax Transition

APPLICATION SUMMARY

The potential applicant proposes to replace an office, restaurant and bank with a mixed use building that comprises a hotel of approximately 140-160 rooms, performance center, college/university space, restaurants, retail and office (62,000 +/- square feet), approximately 100 residential units and approximately 479 below grade parking spaces on 2.12 +/- acres. A rezoning may be required because the property has two zoning districts, Special Use Permits may be required for a hotel and Upper Story Residential/Mixed Use, and a Special Exception to exceed the maximum height in the Transition Overlay District may be required. There may potentially be Special Exception requests based on final design. Those have not been identified at this time.



BACKGROUND INFORMATION

The subject property consist of four parcels in the City totaling 2.12 +/- acres and a fifth parcel in the County (13,000 +/- square feet). The parcels in the City consist of two office buildings, a restaurant and bank. The parcel in the Fairfax County is undeveloped. According to the City real estate records, the restaurant was originally built in 1970, an office building was constructed in 1971 and bank with a drive through facility was developed in 1986. The second office building was constructed in 1963 (access only parcel).

While the conceptual plan shows open space at the corner of Main Street and West Street, staff draws attention to the fact that the land is owned by the County and is located in the County. The site is surrounded by commercial and institutional uses. Further information on adjacent properties is provided below:

Direction	Existing Land Use/Uses	Zoning	Future Land Use
Site	Commercial Retail/Bank; Commercial Retail/Restaurant; Commercial Office/Office	CR, Commercial Retail CG, Commercial General	Activity Center
North	Institutional/Church; Institutional/Parking Lot; Commercial-Office/ Restaurant, Office and Personal Service	CR, Commercial Retail	Activity Center, Commercial Corridor, and Social and Civic Network
South	Fairfax County Employee Parking Lot, Volunteer Fairfax (demolished) and parking deck	Fairfax County	Fairfax County
East	Fairfax County Fairfax County Courthouse and Sheriff's Office	Fairfax County	Fairfax County
West	Commercial Office/Office	CR, Commercial Retail	Commercial Corridor

The Comprehensive Plan Future Land Use designation for the subject property is Activity Center. The surrounding land use designations are Activity Center, Social and Civic Network, Commercial Corridor, and Fairfax County (See Attachment 3). The subject property has split zoning districts of CR Commercial Retail and CG Commercial General. The surrounding zoning districts are CR Commercial Retail and Fairfax County (See Attachment 4). The subject property is entirely surrounded by non-residential uses that range from a church to a bank, personal services, and office buildings to the Fairfax County Courthouse (See Attachment 2). A proposed zone change to CG or CR zoning supports the contemplated range of uses, which are being considered in this plan. The table (next page) illustrates the approval path for the proposed uses referenced in the letter submitted by the potential applicant.

USES	CG, COMMERCIAL GENERAL	CR, COMMERCIAL RETAIL
Hotels/Motels	S	S
Office, general	P	P
Theaters	S	S
Upper Story Residential/Mixed Uses	S	S
Colleges and Universities	S	S
Restaurants	P	P

The proposed plan is subject to Section 3.7.3 (Old Town Fairfax Transition Overlay District). The applicant should give careful consideration to the standards that are found in this section.

CONCEPTUAL PROPOSAL

The potential applicant proposes to replace an office, restaurant and bank with a mixed use building (467,110 +/- square feet) that comprises a hotel of approximately 140-160 rooms, restaurants, retail and office (62,000 +/- square feet), approximately 100 residential units and approximately 479 below grade parking spaces on 2.12 +/- acres. The building height is approximately 6 to 7-stories above grade and 3-levels of below grade parking. The potential applicant has also approached Fairfax County for developing the property (13,000 +/- square feet) at the corner of Main Street and West Street as a pedestrian and landscaped plaza. The second office building (10533 Main Street) has been included because of the proposed ingress and egress shown the proposed conceptual plan. The office building would remain based on the conceptual plans.

PRELIMINARY STAFF ANALYSIS:

Staff has provided some preliminary feedback on the conceptual plan. It is noted that these observations are based on a preliminary plan and it is expected that staff will have more comments after an application is filed.

Planning

1. A rezoning to CG or CR may be required. The applicant should review the two districts to determine which district provides the greatest flexibility to accommodate the proposed uses and design for the project.
2. Special Use Permits may be required based on the uses that are contemplated on the conceptual plans.
3. Building heights are limited to 48 feet in the Transition Overlay District.
4. In the Transition Overlay District parking can be reduced by 50% for all users, provided that each dwelling unit shall have no less than 1.50 spaces. The applicant should provide a parking plan as a part of the application.
5. A 10-foot sidewalk is required along the property frontage on Main Street in the Transition Overlay District.
6. Site design, including potential requests for special exceptions, would be reviewed by staff with application submission. As the plan is conceptual, these have not been identified at this time.
7. The minimum landscape strip requirement for street trees do not apply in the Transition Overlay District.
8. A Certificate of Appropriateness would be required. After submittal, the BAR would review and provide a recommendation to City Council.

9. Submit a fiscal impact analysis for the proposed use.

Code Administration

1. Provide the construction type and sprinkler provisions for the proposed building.
2. The proposed plan does not appear to meet the basic requirement of a fire access road within 150 feet of any point on the exterior wall. This can be mitigated and a longer distance can be allowed based on the construction type and sprinkler provisions.

Public Works/Transportation/Public Safety

1. A Traffic Impact Study will be required. Access and other features to be reviewed upon application submittal.

ATTACHMENTS

1. Location Map
2. 2017 Aerial Map
3. Future Land Use
4. Zoning
5. Conceptual Site Plan
6. Conceptual Pedestrian Plaza
7. Conceptual Building Model

PREPARED BY:

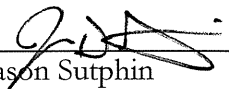


Albert Frederick
Senior Planner, Community Development & Planning

4/16/19

DATE

REVIEWED AND APPROVED:



Jason Sutphin
Community Development Division Chief

4/16/19

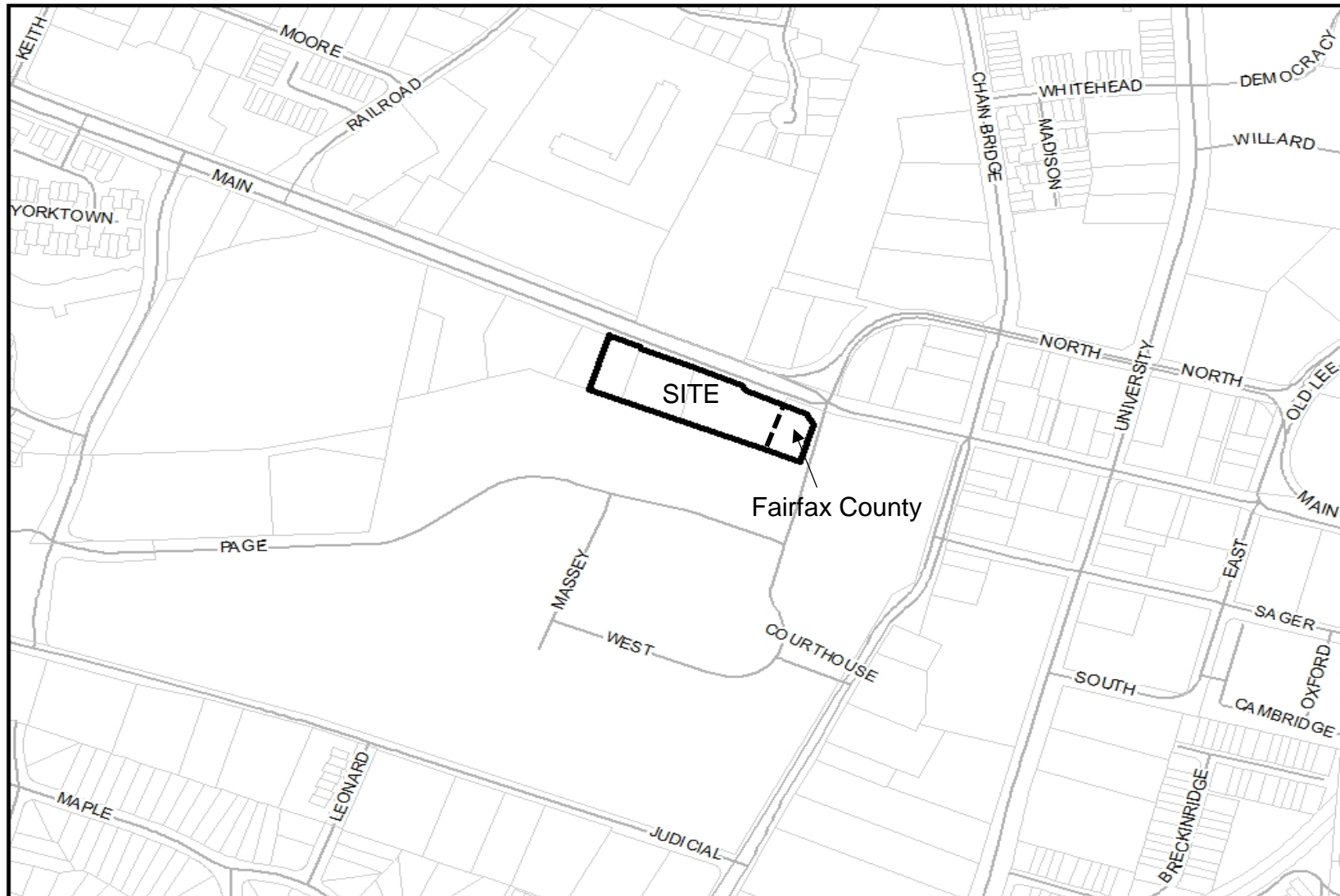
DATE



Brooke Hardin
Director, Community Development and Planning

4/16/19

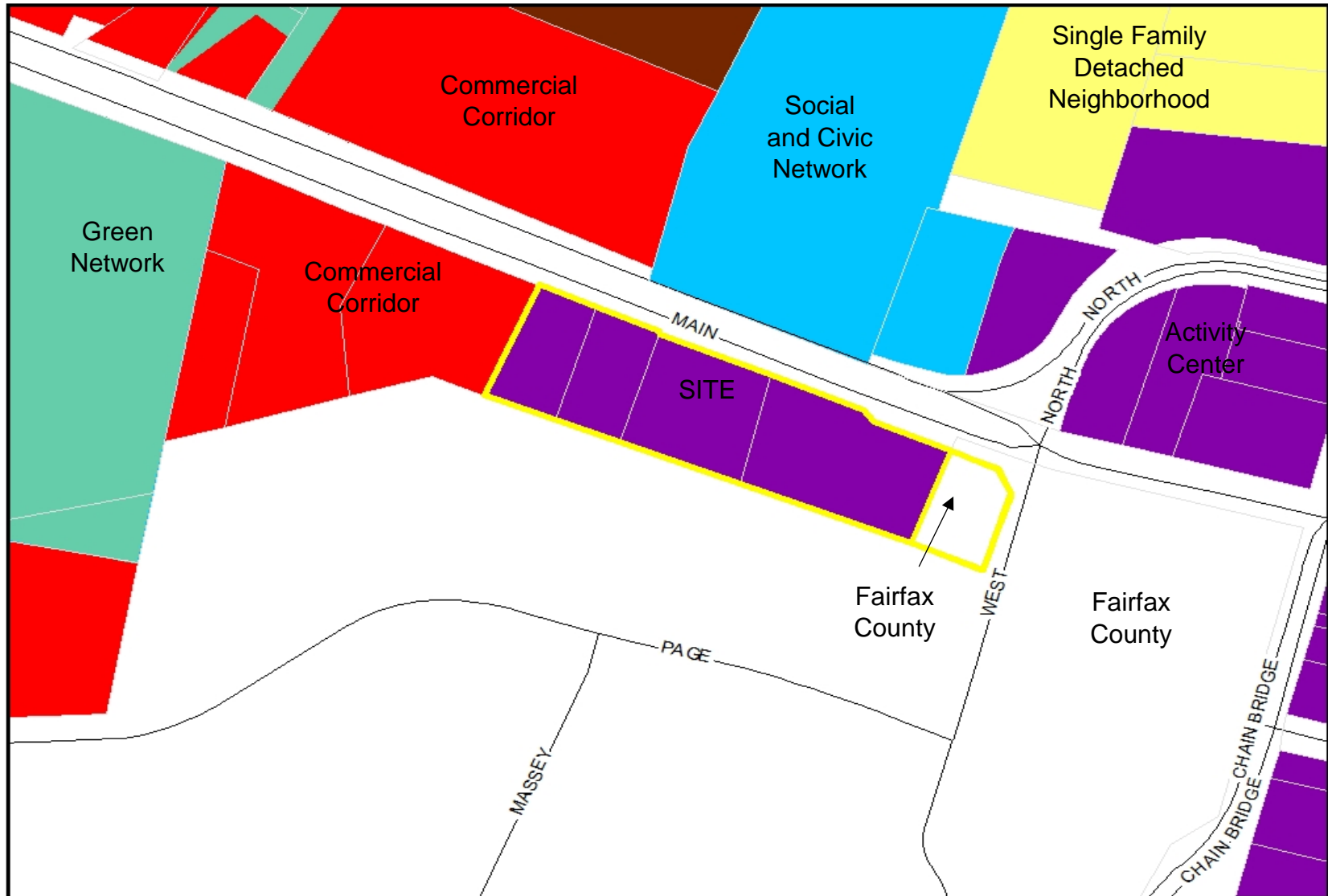
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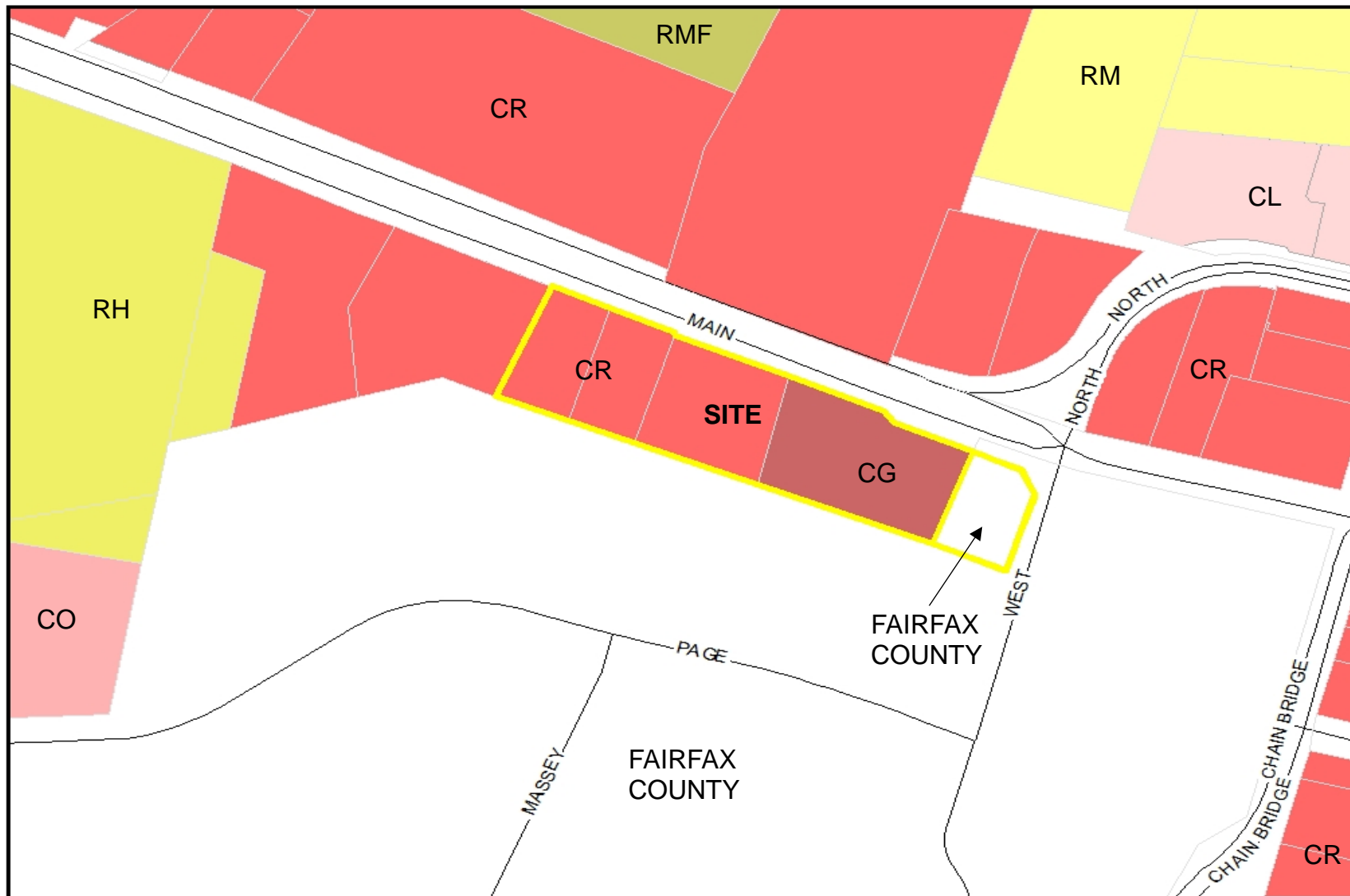
LOCATION MAP



2017 AERIAL PHOTO



COMPREHENSIVE PLAN FUTURE LAND USE MAP



ZONING




 ARCHITECT'S
COLLABORATIVE
INCORPORATED

A DEVELOPMENT OF
OX HILL REALTY

FAIRFAX CITY CENTER WEST
FAIRFAX, VA

SHEET TITLE:
SITE PLAN

 SCALE
DATE: MARCH 13, 2019

A-06

CONCEPTUAL SITE PLAN



A DEVELOPMENT OF
OX HILL REALTY

FAIRFAX CITY CENTER WEST
FAIRFAX, VA

SHEET TITLE:
PLAZA RENDERING



SCALE
0' 10' 20' 40'
DATE: MARCH 13, 2019

A-09

CONCEPTUAL PEDESTRIAN PLAZA – FAIRFAX COUNTY



 ARCHITECT'S
COLLABORATIVE
INCORPORATED

A DEVELOPMENT OF
OX HILL REALTY

FAIRFAX CITY CENTER WEST
FAIRFAX, VA

SHEET TITLE:
MODEL VIEW FROM NORTHEAST
CORNER

SCALE:
DATE: MARCH 13, 2019

A-07

CONCEPTUAL BUILDING MODEL