



February 17, 2022

VIA E-MAIL (BROOKE.HARDIN@FAIRFAXVA.GOV)

G. Evan Pritchard

Direct Phone 202-280-6482

Direct Fax 202-618-4854

epritchard@cozen.com

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

Re: Request for a Briefing to the Planning Commission Regarding the Davies Property, 4131 Chain Bridge Road

Dear Mr. Hardin:

On behalf of our client, Perseus TDC, please accept this letter as a request for a briefing to be presented to the Planning Commission on March 14, 2022. The following is a brief narrative of the proposal for the property located at 4131 Chain Bridge Road, Parcel ID 57-4-02-040 (the "Property"). Over the past five years, the Property has been the subject of prior applications for multifamily development and senior living by two other developers. My client is a local developer with expertise in entitlement, design, and execution in our region and has assembled a team that will finally be able to help realize the vision the Comprehensive and Old Town Fairfax Small Area Plan set forth.

The Property has a site area of 2.67 acres (116,296 sf) and is zoned to the RM Residential Medium District. It is located within the Old Town Fairfax Transition Overlay District, is bordered by an office building and parking deck to the north, a townhouse business park to the south, Chain Bridge Road to the west, and University Drive to the East.

The Property is identified in the Comprehensive Plan as part of the Old Town Fairfax Activity Center, which recommends rezoning of properties within it to the CU (Commercial Urban) District, among others, to achieve the goals of the Plan. The Property is planned for residential use up to 5 stories, transitioning down to 4 stories on University Drive. The Comprehensive Plan envisions an alley/minor street to the north and south of the Property and a "greenway" through the center of the Property.

As shown on the enclosed plans prepared by WDG Architecture, we propose two multi-family apartment buildings on the Property. Consistent with the Comprehensive Plan recommendations for the Property, we propose to rezone the Property to the CU District and construct two multi-family buildings on the property with two levels of below-grade parking. Each building will be served by its own interior courtyard amenity space. The below-

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grade parking will be designed to take advantage of the Property's sloping topography, which drops by approximately 26' west to east. The building to the east will transition down to 4 stories on University Drive.


The buildings will accommodate the planned greenway approximately 43' in width and will be potentially connected by a pedestrian bridge, as depicted on the enclosed concept plan. A service drive, sidewalk, green/utility area, and transition yard totaling 32' is proposed on the north side of the Property. Expanded sidewalks and landscaping are proposed along Chain Bridge Road and University Drive. Lobby and amenity spaces for each building would be placed on their respective street frontages to help further activate the area.

A total of approximately 305 units is proposed served by 458 parking spaces at a ratio of 1.5 spaces per unit. A potential retail space of 5,167 sf is proposed adjacent to Chain Bridge Road, which would be served by an additional 20 parking spaces at a ratio of approximately 1 sp per 258 sf. In keeping with the City's Affordable Housing requirement, 6% of the proposed units will be provided as affordable units.

Please feel free to contact me with any questions or if additional information is needed to process this request. We look forward to continuing the conversation with the City regarding this exciting redevelopment opportunity.

Sincerely,

COZEN O'CONNOR



G. Evan Pritchard

GEP
Enclosure

cc: Jason Sutphin
Albert Frederick
Nihar Shah
Greg Auger