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MEMORANDUM

TO: Jason Sutphin
FROM: G. Evan Pritchard
DATE: April 13, 2022
RE: Concept Proposal Description for WillowWood Plaza Residential Development

My client, Capital City Real Estate, proposes a two-phase, infill residential project (“N29 Apartments”) at the WillowWood Plaza office center located on Eaton Place near Fairfax Drive. As shown on the enclosed N29 Willowood Concept Package prepared by Hickok Cole dated April 13, 2022 (“Concept Plans”), the first phase of the project (“Phase 1”) would consist of a new multifamily building to be constructed on a surface parking lot located on Eaton Place immediately west of the office building located at 10306 Eaton Place (the “Phase 1 Parcel”). A parking deck would also be constructed to the north of the new building as part of Phase 1. The second phase (“Phase 2”) would consist of “two-over-two” townhomes and a parking deck that would be constructed on a surface parking lot located between the office building at 10300 Eaton Place and Fairfax Boulevard (the “Phase 2 Parcel”).

The Phase 1 Parcel, assigned tax Parcel ID 47 4 02 002, includes the existing office building at 10306 Eaton Place, has a site area of 4.49 acres, and is zoned to the CR Commercial Retail District. The Phase 2 Parcel, assigned tax Parcel ID 47 4 02 02 001, includes the existing office building at 10300 Eaton Place, has a site area of 4.50 acres, and is also zoned to the CR Commercial Retail District. The Phase 1 Parcel will be subdivided to create a standalone lot for the new structures. The Phase 2 Parcel will also be subdivided to create a new lot for the townhomes. The new Phase 2 garage will be constructed on the same lot as the existing office building. The proposed new lot configuration is depicted on Sheet 5 of the Concept Plans.

The entire WillowWood Plaza area is identified in the Comprehensive Plan as part of the Northfax Activity Center, which the Northfax Small Area Plan (the “SAP”) describes as being “marked by suburban commercial development, substantial impervious paving and a lack of sense of place.” The Northfax of the future is envisioned as a “dynamic, mixed-use center” whose existing commercial uses “can be greatly enhanced by additional uses” to include new residential typologies. Recommended building heights of up to seven (7) stories are recommended for the “Neighborhood Core” of Northfax, which includes the Phase 1 Parcel and Phase 2 Parcel.

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Consistent with the SAP, we propose to rezone the parcels to the CU Commercial Urban District and construct a seven (7)-story multifamily building of 73.35 feet in Phase 1 along with a parking structure of 74.69 feet. The building will consist of approximately 282 units and approximately 2,100 square feet of potential retail space located at the southwest corner of the building. The parking deck will include a total of 644 spaces to serve existing office uses and residents. A portion of the spaces (fewer than 20%) are intended to be compact in size. Another portion, 121 spaces, will be shared between the office and residential uses. A separate application will be filed with the Zoning Administrator for this shared parking component.

For Phase 2, we propose approximately sixty-four (64) two-over-two townhomes that will be four (4) stories in height. The townhome layout was carefully arranged in a manner that provides continued use of, and access to, an existing stormwater management facility that runs beneath the Phase 2 Parcel. Each townhome will be served by two (2) parking spaces: one space in a garage and one in the driveway. A five and a half (5 1/2)-story parking structure with 375 parking spaces is also proposed as part of that phase to replace surface parking that serves the existing office building.

Based on feedback received from staff, we relocated the proposed retail in Phase 1 to the southwest corner of the residential building. We believe this will help activate both streets and help create a sense of place for the community and the public plaza ultimately envisioned to the west of the Phase 1 Parcel. We also eliminated the curb cut along Eaton Place near Fairfax Boulevard in Phase 2. Access to the townhomes will instead be provided via the existing curb cut on the western edge of Parcel 2. We believe this will help mitigate traffic impacts and prevent conflicts along Eaton Place.

We look forward to briefings about our proposal before the Planning Commission and the City Council. Thanks as always for your help.

Enclosures