



City of Fairfax, Virginia
City Council Work Session

**PRE-APPLICATION
DEVELOPMENT DISCUSSION**

Agenda Item # 12a

City Council Meeting 5/10/2022

TO: Honorable Mayor and Members of City Council

FROM: Robert A. Stalzer, City Manager *RA Stalzer*

SUBJECT: WillowWood Office Center Residential Concept

SUMMARY: Redevelopment of two surface parking lots in the WillowWood Plaza Office Center

COMPREHENSIVE PLAN EVALUATION: Activity Center Place Type

POSSIBLE USES FOR SITE: Multifamily (Apartments with retail/two-over-two condominiums)

TRAFFIC IMPACT: TBD

REQUESTED HEIGHT: Lot 5 (74 +/- feet/7-stories) and Lot 6 (44 +/- feet/4-stories)

DENSITY (IF APPLICABLE): Lot 5 (96 du/acre) and Lot 6 (30 du/acre)

ADJACENT PROPERTIES: Shiloh Street Park and Mosby Woods Subdivision to north, Office Building to west, Open Space (City of Fairfax) to east, and Fairfax Shopping Center to south

RESPONSIBLE STAFF/POC: Albert Frederick, Senior Planner
Jason Sutphin, Community Development Division Chief
Brooke Hardin, Director of Community Development and Planning

ATTACHMENTS: Briefing Letter
Briefing Concept Plan

Pre-Application Briefing – City Council

SITE DETAILS

Address: 10300 Eaton Place (Lot 1) and 10306 Eaton Place (Lot 2)

Current Zoning: CR Commercial Retail in the Architectural Control Overlay District (ACOD)

Current Use: Office with surface parking lots

Comprehensive Plan Place Type: Activity Center

Site Area: 8.99 (391,604 sf)

Number of lots: 2

Property Owners: WillowWood Office Owner LLC
c/o Ares US Real Estate Fund IX, L.P.

Potential Applicant: G. Evan Pritchard, Cozen
O'Connor, for Capital City Real Estate



Background: The WillowWood Plaza Office Center was developed in 1987 (Lot 1 and Lot 2) and in 2000 (Lot 3 and Lot 4). The office complex is comprised of four buildings with two different owners. Lot 1 and Lot 2 are owned by WillowWood Office Owner LLC c/o Ares US Real Estate Fund IX, L.P. Lot 4 and Lot 5 are owned by WillowWood Property, LLC. The existing 5-story office buildings would remain. Lot 1 and Lot 2 (8.99 acres) are proposed to be split creating Lot 5 and Lot 6 (5.04 acres). The potential applicant, Capital City Real Estate, proposes to redevelop the newly proposed Lot 5 and Lot 6. The overall acreage for the WillowWood Plaza Office Center is 22.8 acres. See Page 5 of the applicant's concept plan for the layout.

Development Concept: Redevelopment of two surface parking lots in the WillowWood Plaza Office Center.

Concept Highlights: The concept shows the following elements:

- Creation of two new lots, Lot 5 (2.92 acres) and Lot 6 (2.12 acres)
- Phase One (Lot 5) is proposed as 282 multifamily units and 2,100 square feet of ground floor retail.
 - o The proposed density is 96 units/acre with a proposed building height of approximately 74 feet and seven stories.
 - o To replace the removal of existing surface parking, a structured garage with 644 parking spaces is planned to support the proposed residential dwellings and existing office space.

- Lot 5 is proposed as 2.92 acres (127,315 sf) with road frontage and access to Eaton Place.
- Phase Two (Lot 6) is proposed as 64 multifamily units with two parking spaces per unit for a total of 128 spaces.
 - The proposed density is 30.2 units/acre with a building height of approximately 44 feet and four stories.
 - To replace the removal of existing surface parking, a structured garage with 375 parking spaces is planned for approximately 54 feet and 5-stories to serve the existing offices at 10300 Eaton Place (Lot 1).
 - Lot 6 is proposed as 2.12 acres (92,530 sf) with road frontage and access to Eaton Place via an existing internal private street.
- An increase in green area would be added through redevelopment of the site.
- Inter-parcel connection to the existing WillowWood Plaza Office Center.

Potential Applications: If an application is submitted, this concept would require land use approvals that could potentially include, but are not limited to:

- Rezoning from CR Commercial Retail to CU Commercial Urban or another district in the Architectural Control Overlay District
- Special Use Permit to allow the construction of multi-family and/or upper-story residential mixed use
- Various Special Exceptions to density, height, build-to line, front yard setback and other items to be identified
- Major Certificate of Appropriateness for architecture and landscaping
- Off-site and shared parking request to Zoning Administrator

Specific applications would be assessed at a future date if a complete application package is submitted by the developer.

Preliminary Feedback: City review agencies have provided the following feedback to the potential applicant:

- Consistency with the Comprehensive Plan and Northfax Small Area Plan
 - Small Area Plan supports residential, ground floor retail and parking garage on the site
 - Maximum height of seven stories
 - Small Area Plan supports connection to linear park and proposed trail
- Compliance with Zoning Ordinance, Public Facilities Manual and Subdivision Ordinance for each parcel.
- Subject to the City's Affordable Dwelling Unit Ordinance (Section 3.9).
- Submit off-site and shared parking agreements with the Zoning Administrator.
- Submit a Transportation Impact Study (TIS) and provide Transportation Demand Management.
- The TIS would need to consider planned changes to Chain Bridge Road & Eaton Place intersection and the I-66 HOT lanes opening later this year.
- Concept would need to provide connections through the site consistent with the Small Area Plan.
- Concept would need to make sure the new streets are aligned with existing intersections. The entrance on the western side should remain aligned with the University Drive extension.

- All surface lanes designated as a fire lane would need to meet the minimum width with approved signs and with curb/surface striping.
- The fire lanes running parallel with the western and eastern sides of the apartment building and new parking deck must be a minimum of 26 feet wide due to close proximity to the multi-story buildings and the need to properly position aerial apparatus. The eastern lane will serve both new and existing buildings.
- Any dead-end lanes in excess of 150 feet must be provided with an approved turnaround for fire apparatus.
- Provide fire apparatus turning movement in all directions using specs for Tower Ladder 403 (City of Fairfax).
- Fire hydrants will need to be provided within 100 feet of all FDCs. The apartment building and both parking decks must have two (2) FDCs at approved remote locations.
- The stormwater management facilities run through the site and under the proposed two-over-two section would need to be accounted for in the site design.

Summary of Planning Commission feedback (Pre-Application Briefing on 4/25/22):

- Which zoning district is appropriate for the redevelopment of the site
- Linear park, building placement and road placement along the west side of the site
- Open space and pedestrian access are important elements to meeting the Small Area Plan vision
- Opportunity for more commercial retail shown on concept plan
- Connection to George Snyder Trail
- Fire and emergency access
- Parking requirements for proposed and existing uses
- Multimodal plan and transportation demand management measures
- Transportation Impact Study (TIS)
- Long-term residential and population growth
- Overall, concept plan is consistent with Small Area Plan

Attachments: Applicant materials include a briefing letter and conceptual plan.

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

The background features a repeating pattern of light gray, irregular geometric shapes, primarily triangles and polygons, scattered across the page. One shape in the upper right quadrant is highlighted in a vibrant green color.

N29 WILLOWOOD

CONCEPT PACKAGE

April 19, 2022

TABLE OF CONTENTS

CONTEXT-----P3 - 9

- Site Survey
- Proposed Subdivision Layout
- Site Plan
- Site Context Image

CONCEPT DESIGN-----P10 - 26

- Calculations
- Site Plan
- Existing & Concept Design Comparison
- Site Drawing + Building Heights
- Axon
- Perspective

DEVELOPMENT STRAGETY-----P27 - 30

- Small Area Plan
- Small Area Plan VS. Concept Design

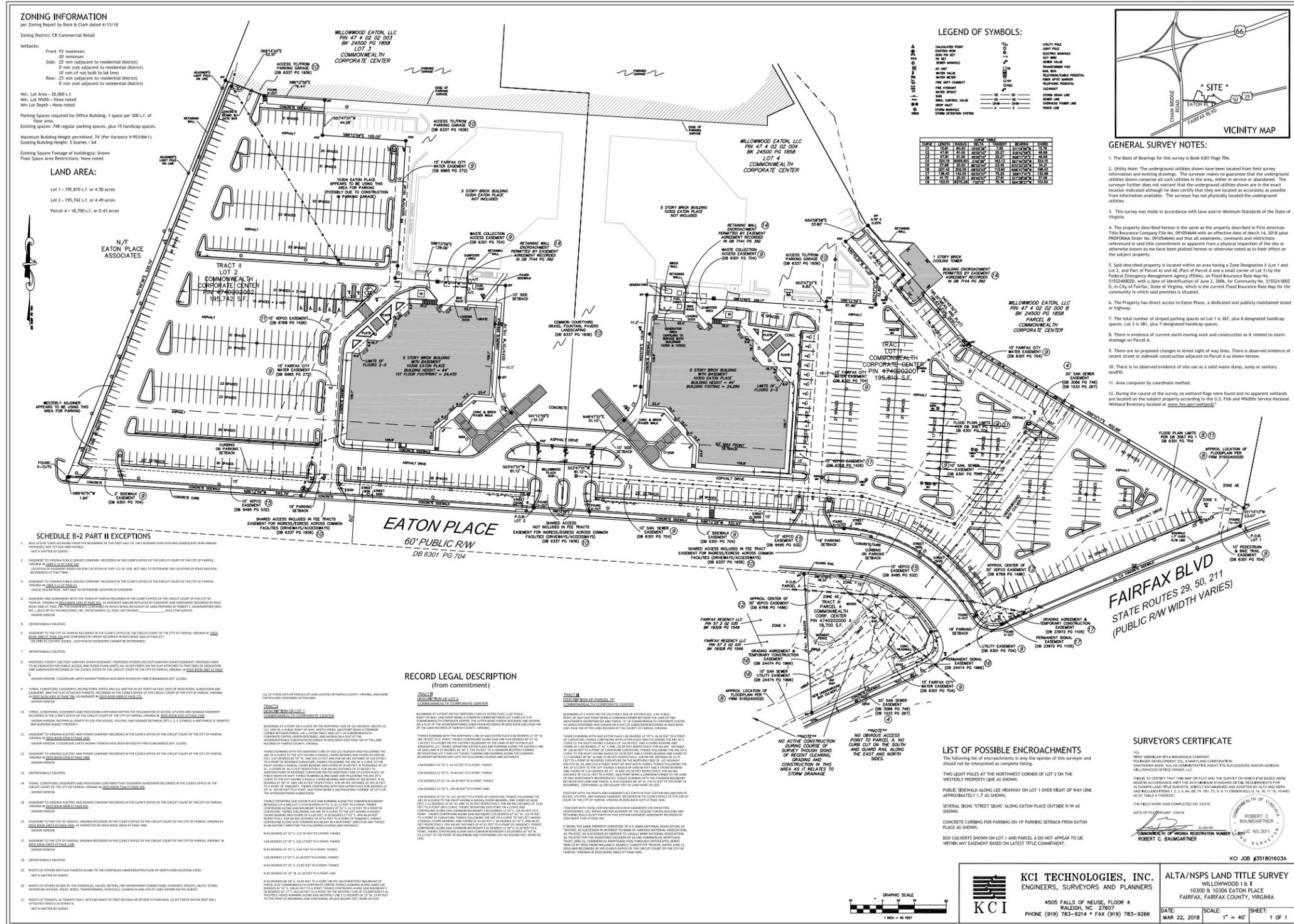
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CONTEXT

SITE ANALYSIS

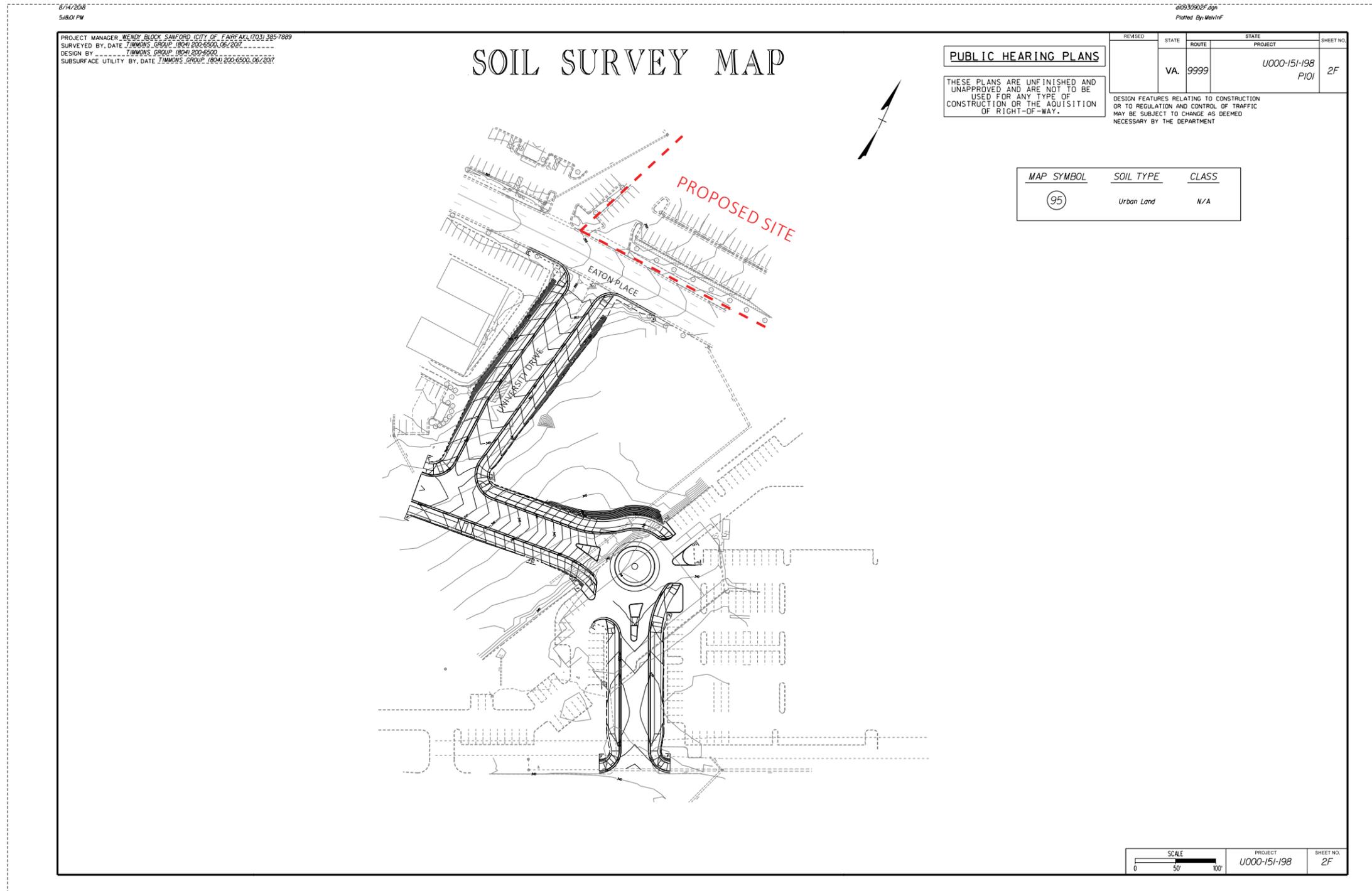
CONTEXT

Site Survey



REFERENCE

Future University Drive Extension



CONTEXT

Site Plan



CONTEXT

Site Context Images



① 10400 EATON PL SUITE 105, FAIRFAX, VA 22030



② 3541 CHAIN BRIDGE RD, FAIRFAX, VA 22030



③ 3545 CHAIN BRIDGE RD, FAIRFAX, VA 22030

CONTEXT

Site Context Images



④ OFFICE BUILDING



⑤ SHOPPING CENTER



⑥ MARRIOT RESIDENCE INN

2

CONCEPT DESIGN

OVERVIEW

CONCEPT DESIGN

Calculations

PHASE 1

RESIDENTIAL

| | Gross Area (SF) | Net Area (SF) | Unit Count | Retail (SF) | Amenity (SF) | Building Height (SF) |
|----------|-----------------|----------------|------------|--------------|---------------|----------------------|
| LEVEL 01 | 40,117 | 23,066 | 29 | 2,100 | 10,880 | 10.00 |
| LEVEL 02 | 29,857 | 25,378 | 32 | | | 10.00 |
| LEVEL 03 | 41,756 | 35,493 | 44 | | | 10.67 |
| LEVEL 04 | 41,756 | 35,493 | 44 | | | 10.67 |
| LEVEL 05 | 41,756 | 35,493 | 44 | | | 10.67 |
| LEVEL 06 | 41,756 | 35,493 | 44 | | | 10.67 |
| LEVEL 07 | 41,756 | 35,493 | 44 | | | 10.67 |
| | 278,754 | 225,908 | 282 | 2,100 | 10,880 | 73.35 |

PHASE 2

RESIDENTIAL

| | Gross Area (SF) | Unit Count | Parking | Building Height (FT) |
|----------|-----------------|------------|------------|----------------------|
| LEVEL 01 | 34,560 | | | 10.67 |
| LEVEL 02 | 34,560 | 32 | 64 | 10.67 |
| LEVEL 03 | 34,560 | | | 10.67 |
| LEVEL 04 | 34,560 | 32 | 64 | 10.67 |
| | 138,240 | 64 | 128 | 42.68 |

PARKING

| | Office Spaces | Shared Spaces | Resi Spaces | Total Spaces | Compact Spaces | Building Height (FT) |
|------------|---------------|---------------|-------------|--------------|----------------|----------------------|
| LEVEL 01 | 87 | | | 87 | 18 | 10.67 |
| LEVEL 02 | 84 | | | 84 | 16 | 10.67 |
| LEVEL 03 | 3 | 81 | | 84 | 16 | 10.67 |
| LEVEL 04 | | 40 | 44 | 84 | 16 | 10.67 |
| LEVEL 05 | | | 84 | 84 | 16 | 10.67 |
| LEVEL 06 | | | 84 | 84 | 16 | 10.67 |
| LEVEL 07 | | | 84 | 84 | 16 | 10.67 |
| LEVEL 07.5 | | | 53 | 53 | 10 | |
| | 174 | 121 | 349 | 644 | 124 | 74.69 |

PARKING

| | Office Spaces | Building Height (FT) |
|------------|---------------|----------------------|
| LEVEL 01 | 66 | 10.67 |
| LEVEL 02 | 68 | 10.67 |
| LEVEL 03 | 68 | 10.67 |
| LEVEL 04 | 68 | 10.67 |
| LEVEL 05 | 68 | 10.67 |
| LEVEL 05.5 | 37 | |
| | 375 | 53.35 |

CONCEPT DESIGN

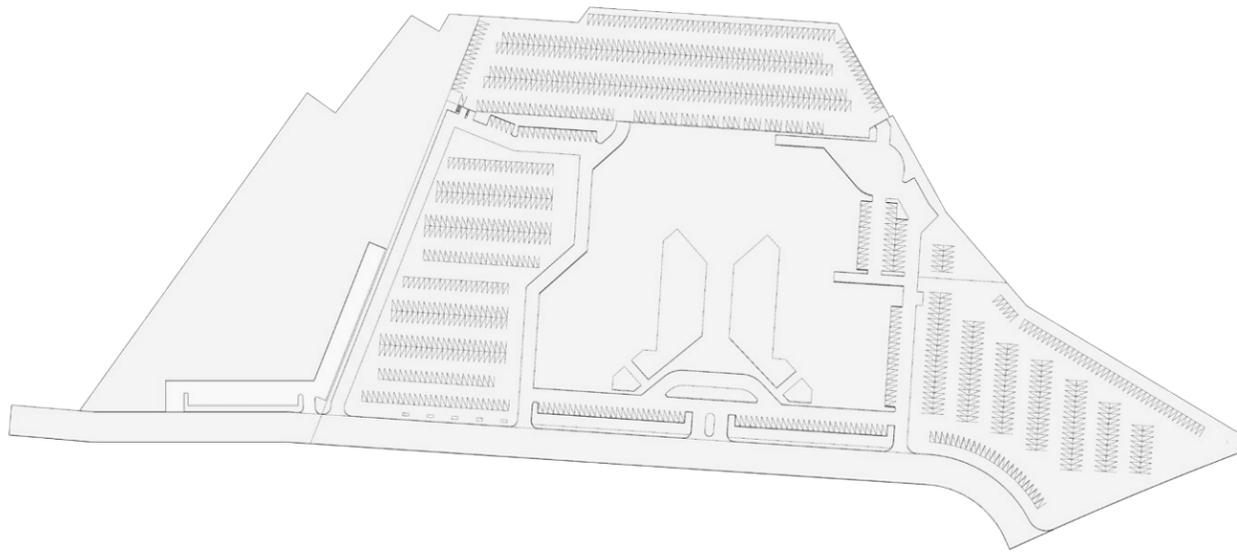
Site Plan with Context



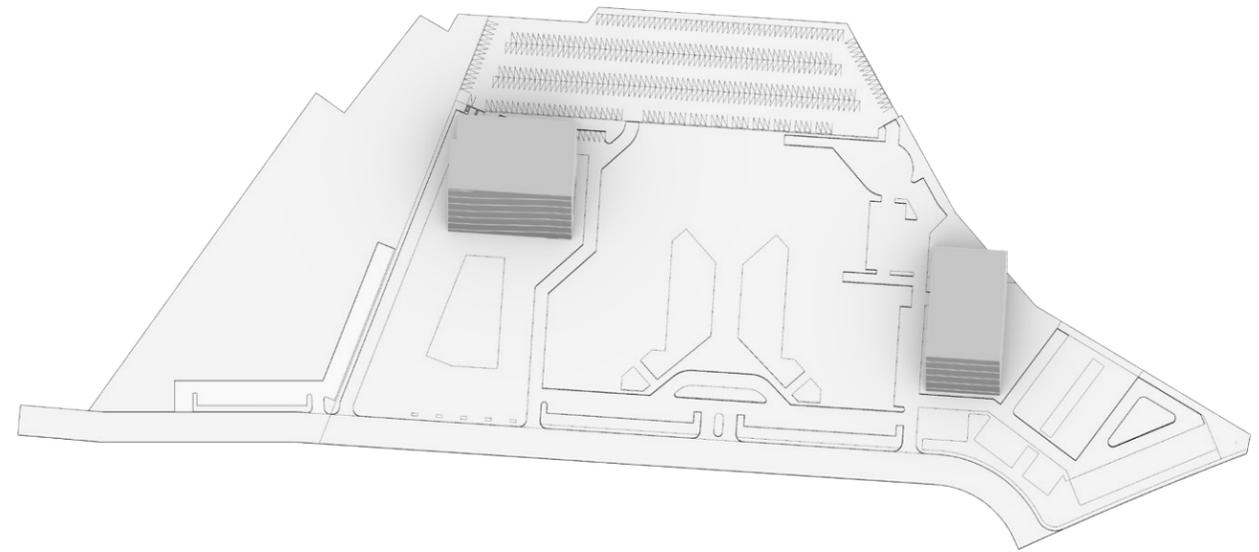
COMPARISION

Parking

EXISTING



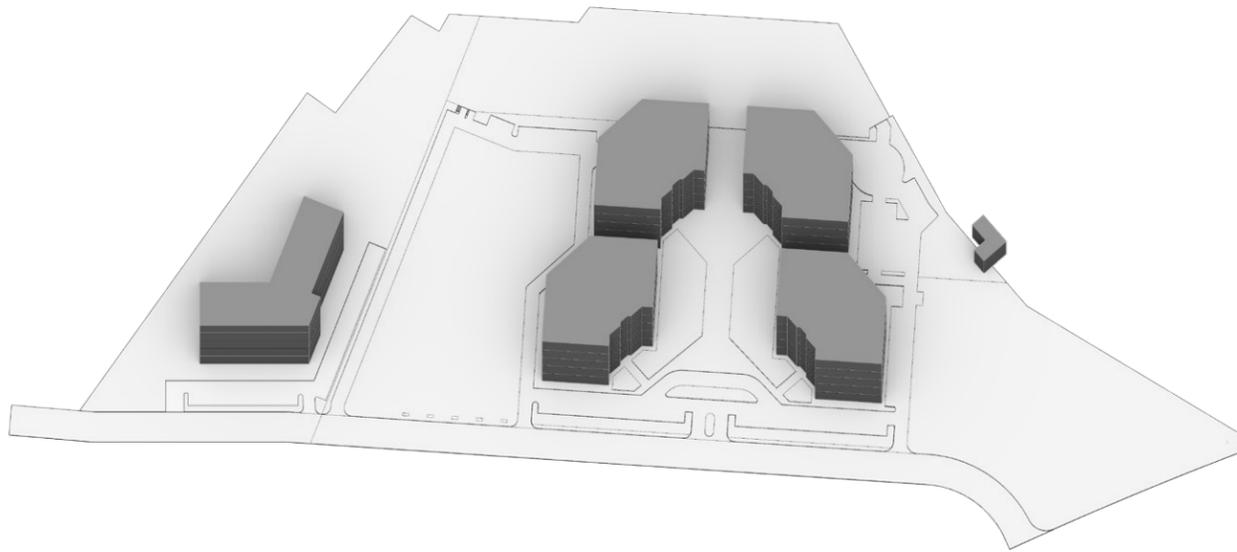
PROPOSED DESIGN



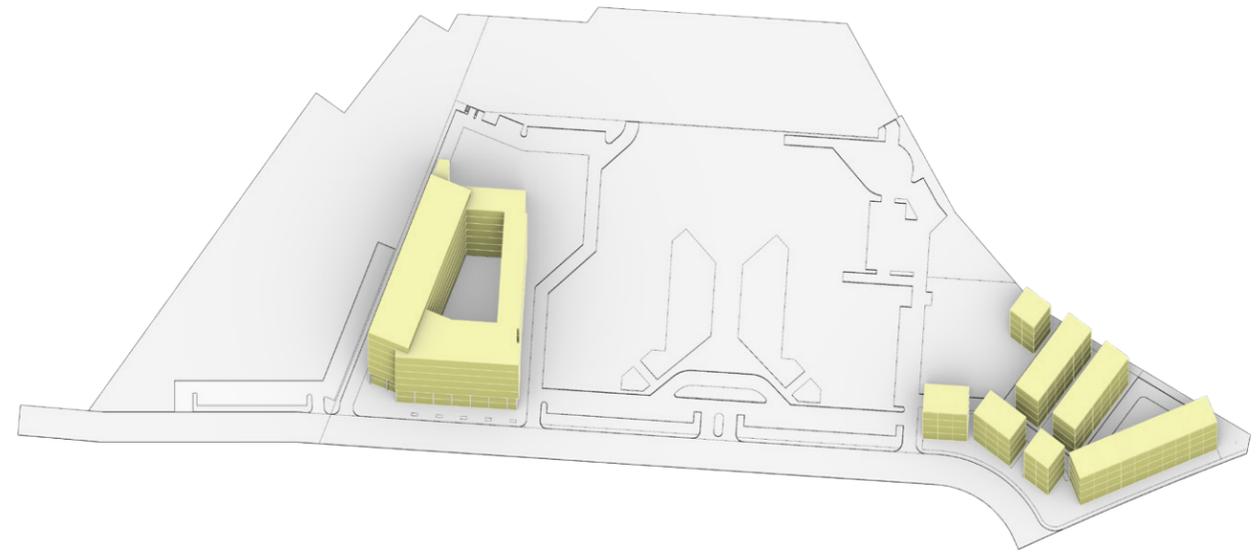
COMPARISON

Building

EXISTING



PROPOSED DESIGN



COMPARISON

Greenery

EXISTING



PROPOSED DESIGN



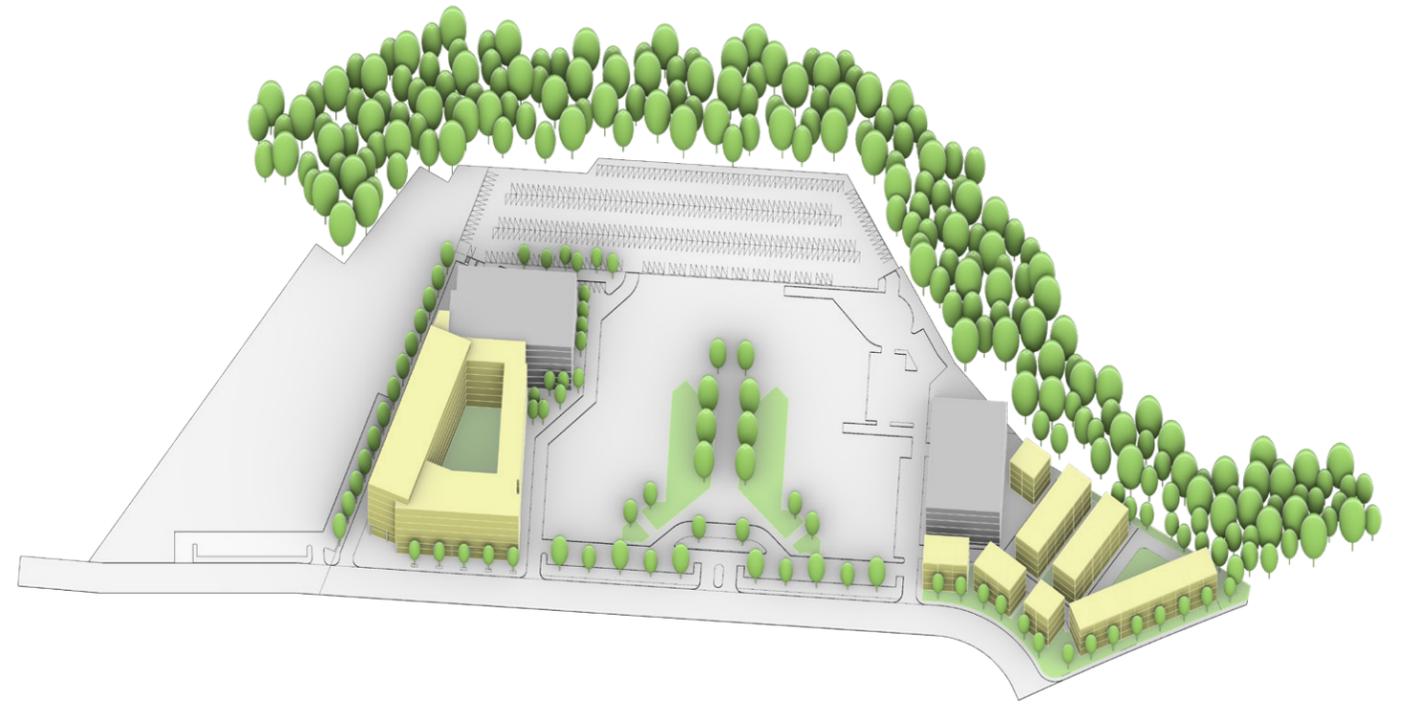
COMPARISON

Overall

EXISTING

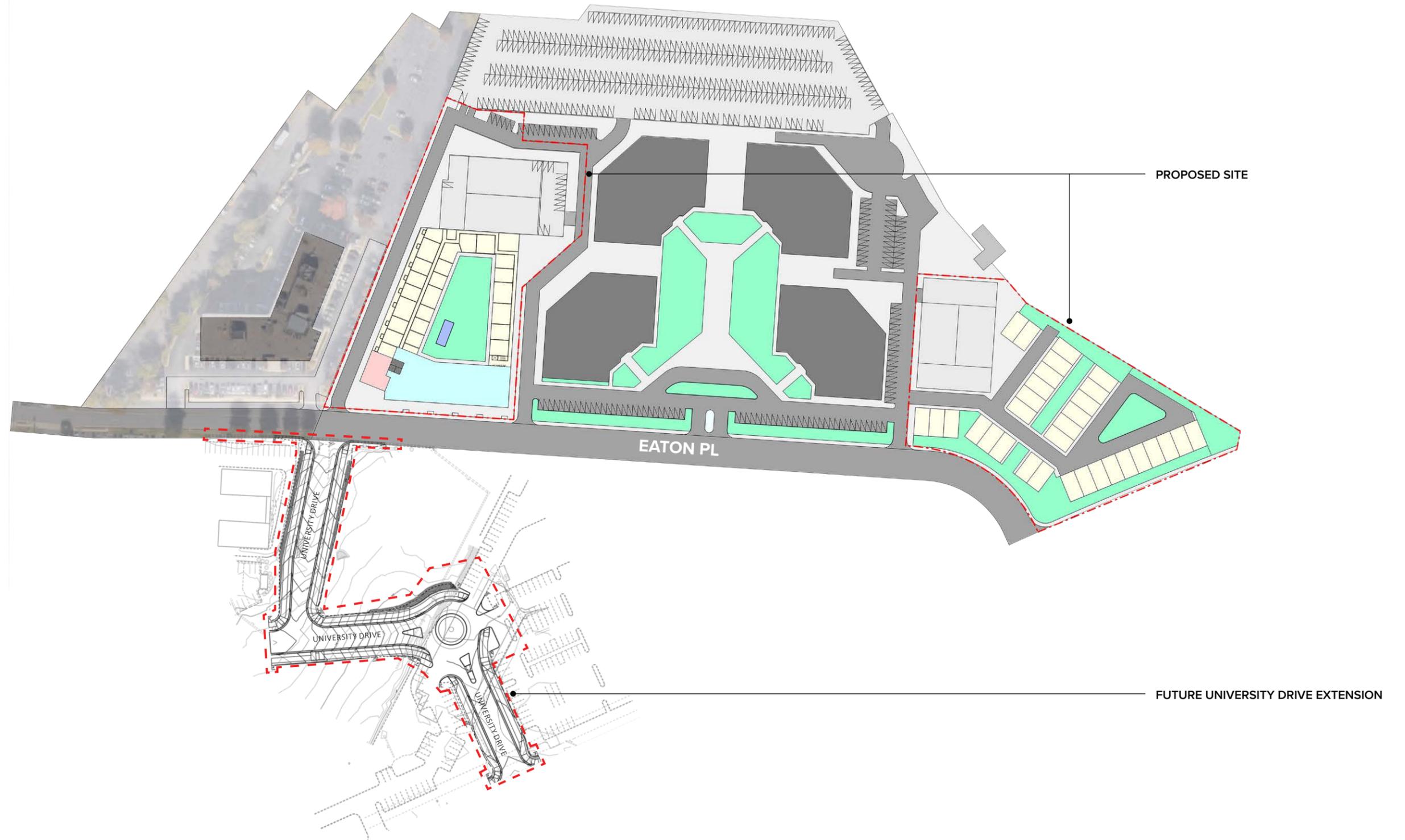


PROPOSED DESIGN



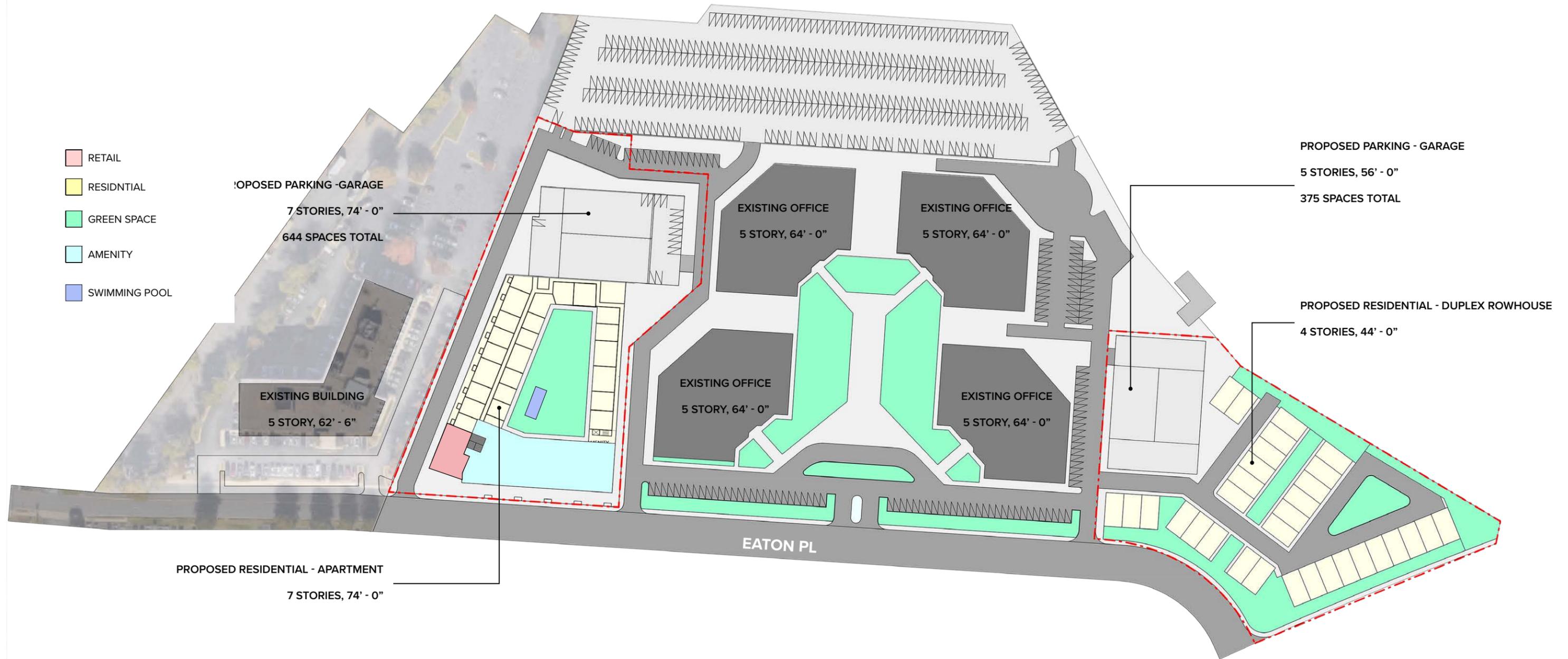
CONCEPT DESIGN

Site Drawing + University Drive Extension



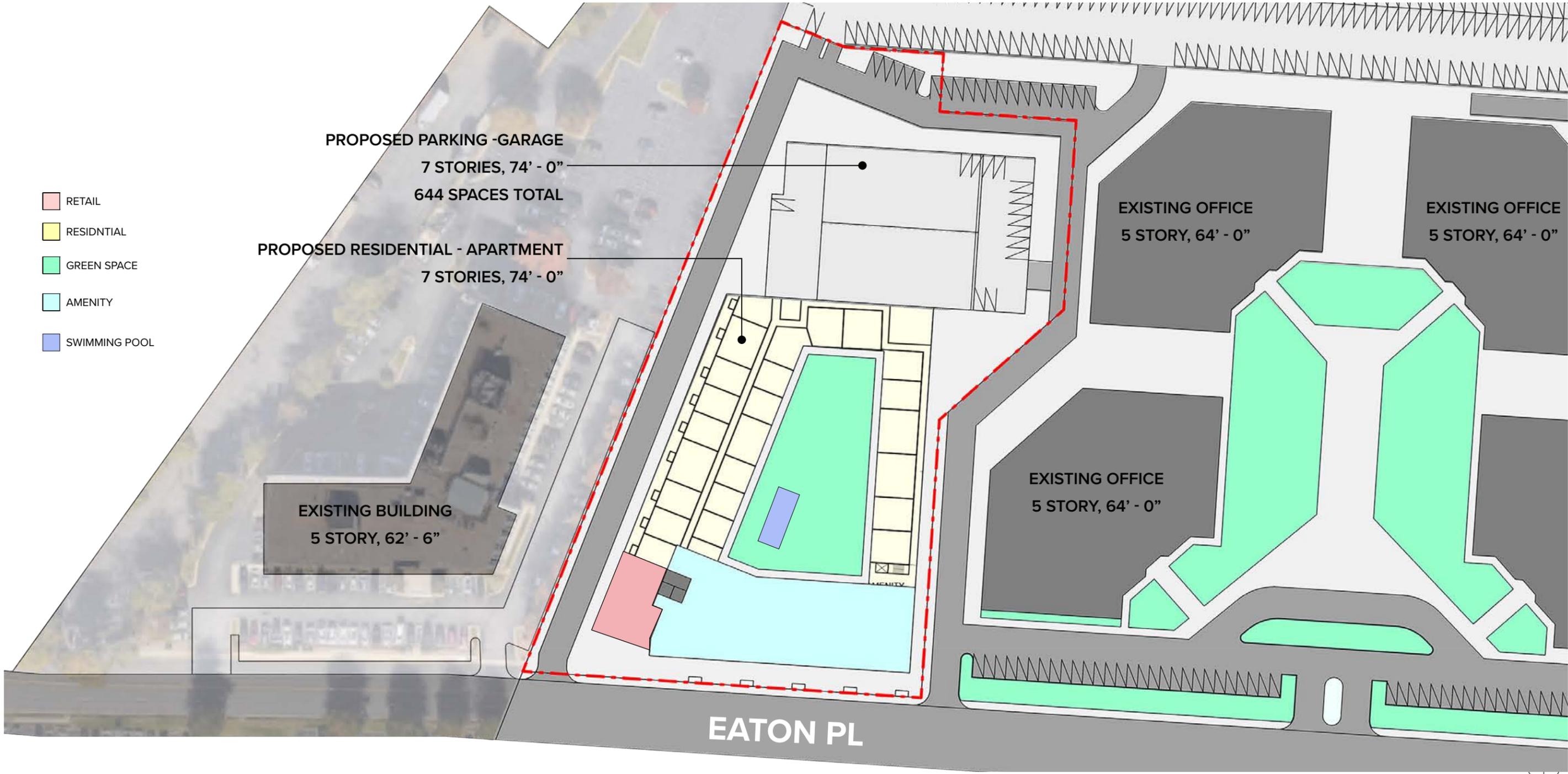
CONCEPT DESIGN

Site Drawing + Building Heights



CONCEPT DESIGN

Phase 1



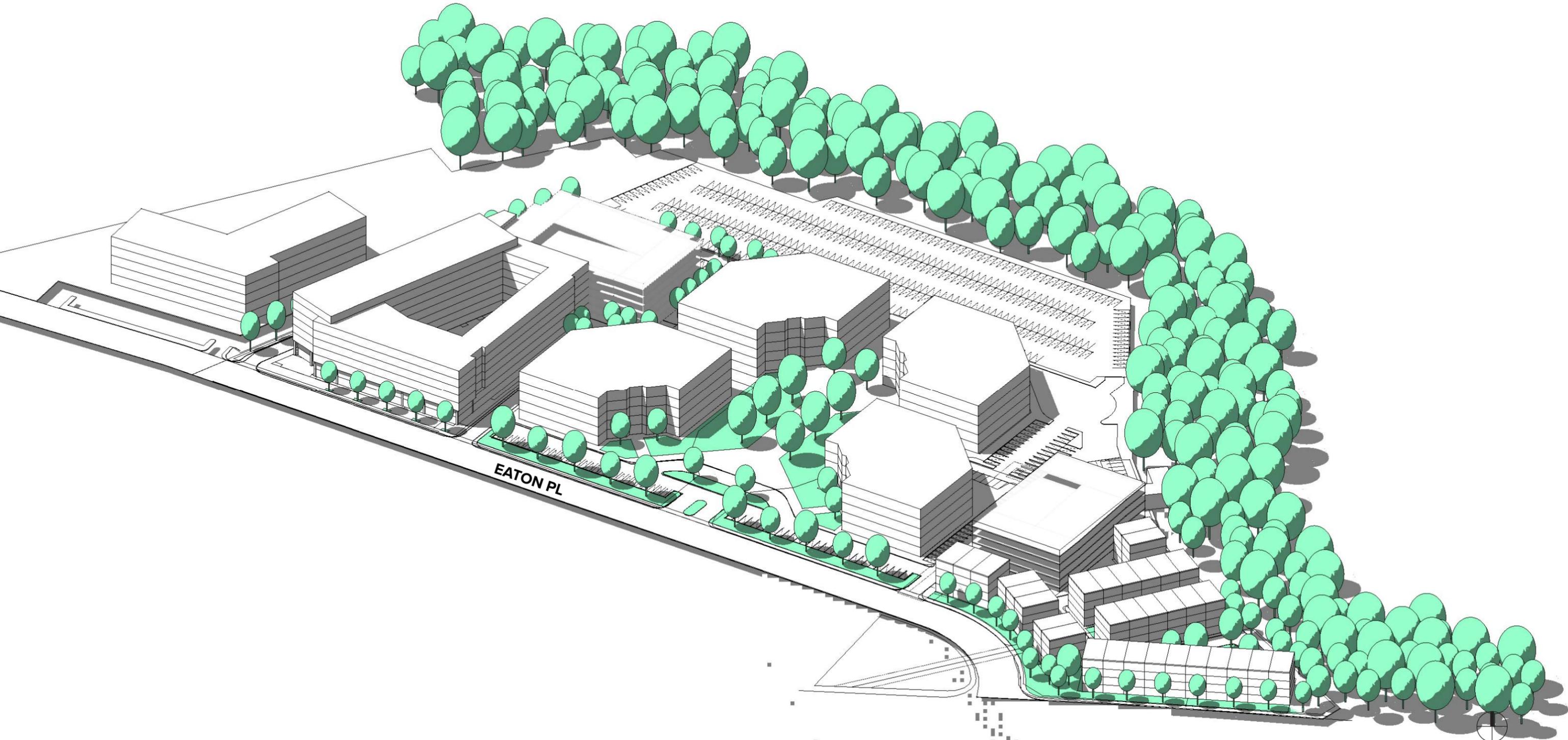
CONCEPT DESIGN

Phase 2



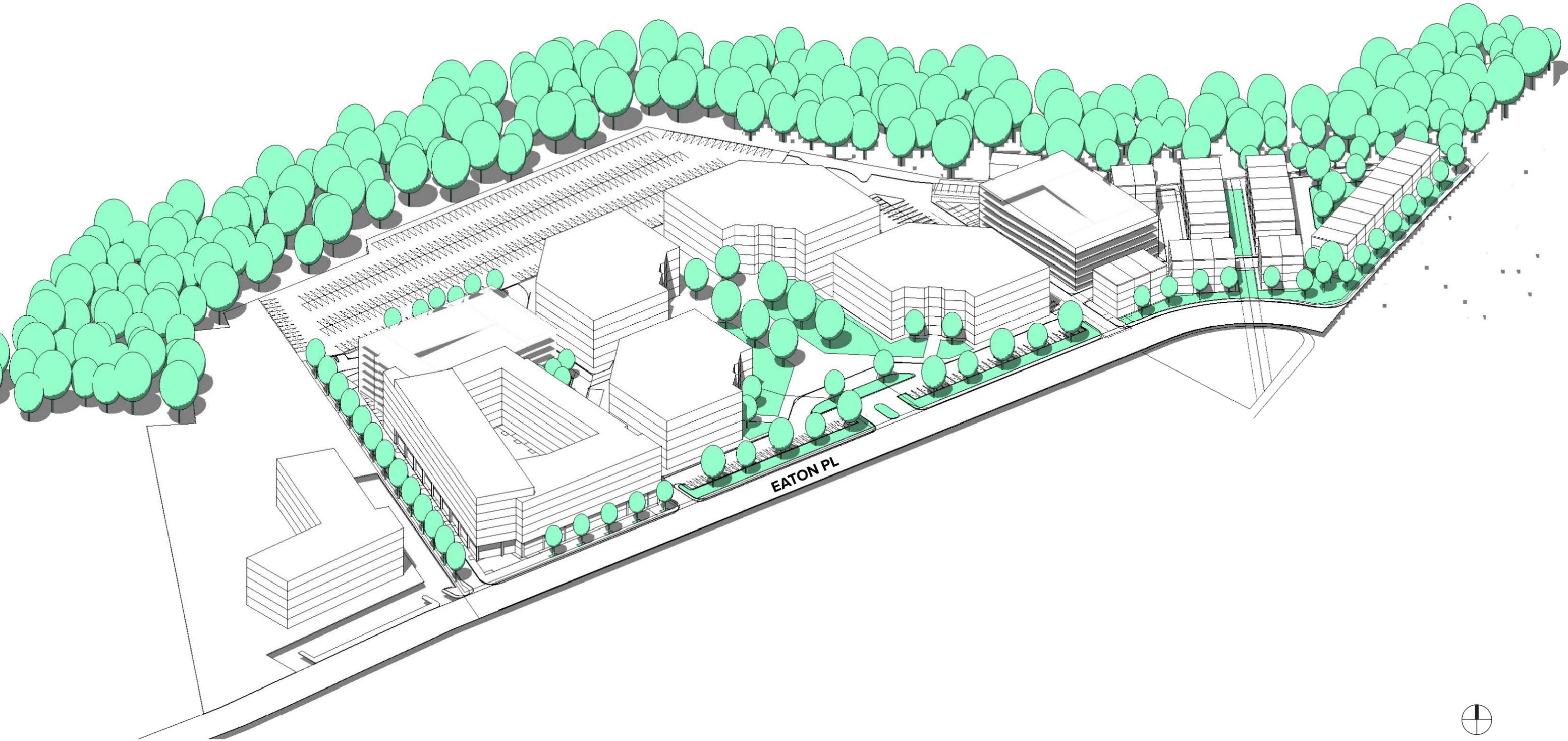
CONCEPT DESIGN

Axon from SE



CONCEPT DESIGN

Axon from SW



CONCEPT DESIGN

Perspective 1



RETAIL
AMENITY

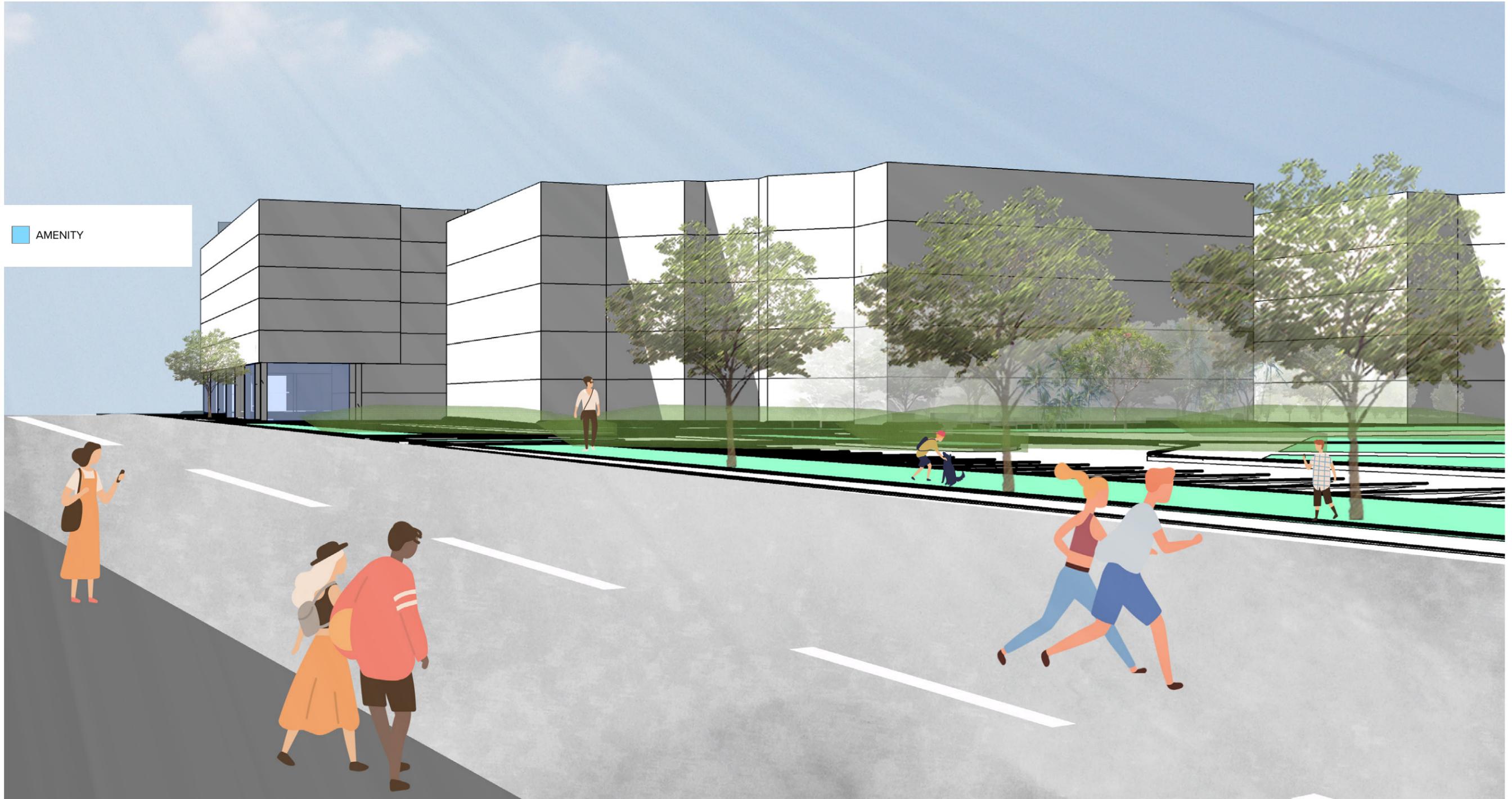
CONCEPT DESIGN

Perspective 2



CONCEPT DESIGN

Perspective 3



CONCEPT DESIGN

Phase 2 - Stacked Townhouse Parking



3

DEVELOPMENT STRATEGY
SMALL AREA PLAN

DEVELOPMENT STRATEGY

Small Area Plan



MAP KEY

- 1. Future George Snyder Trail
- 2. Shiloh Street Park and New Trail System
- 3. New Community Green
- 4. Retail Plaza
- 5. Linear Park and Retail "Main Street"
- 6. Proposed Accotink Creek Trail System
- 7. Historic Micro-district
- 8. Multi-modal Path at Fairfax Boulevard

DEVELOPMENT STRATEGY

Concept Plan

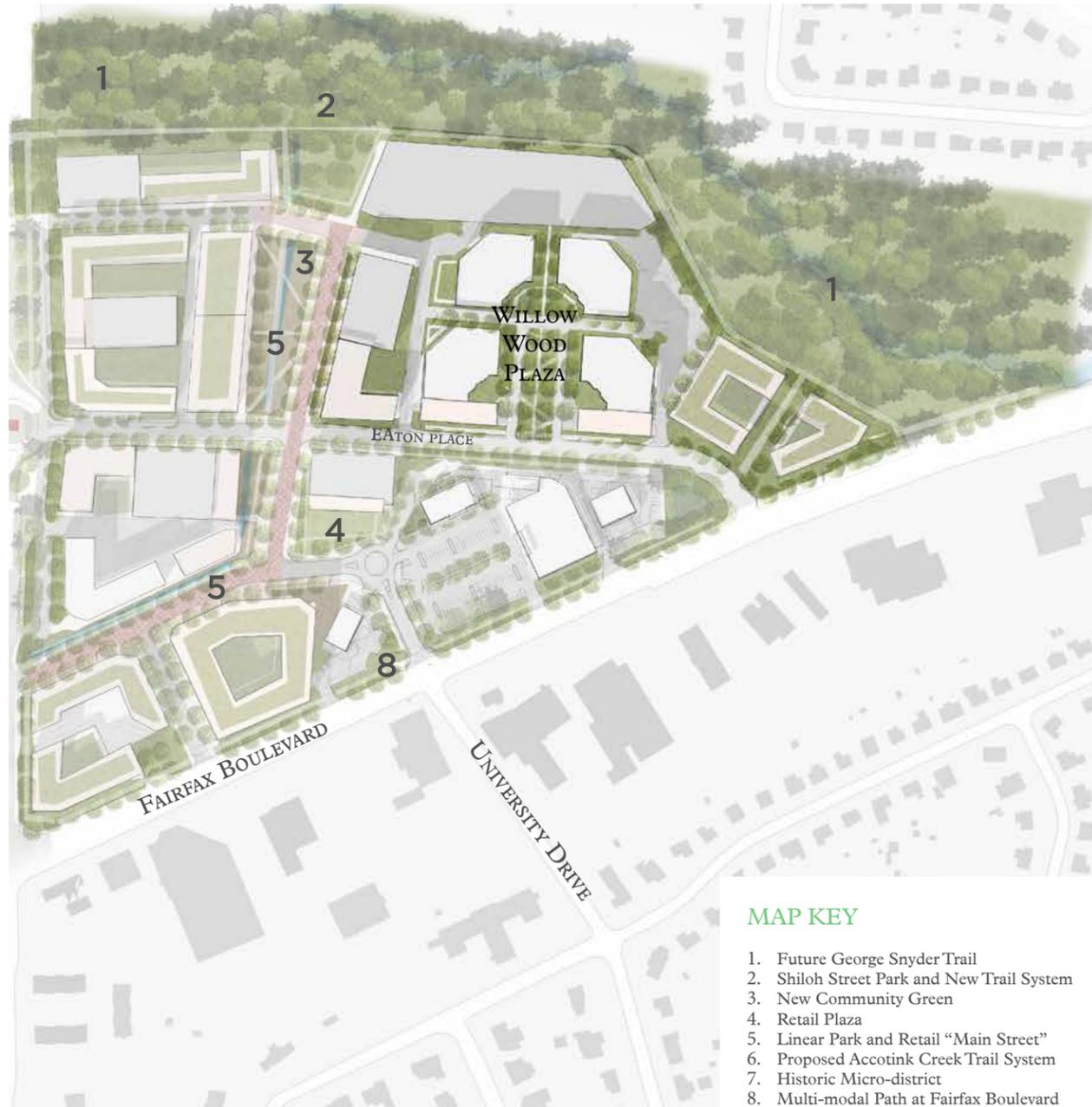


MAP KEY

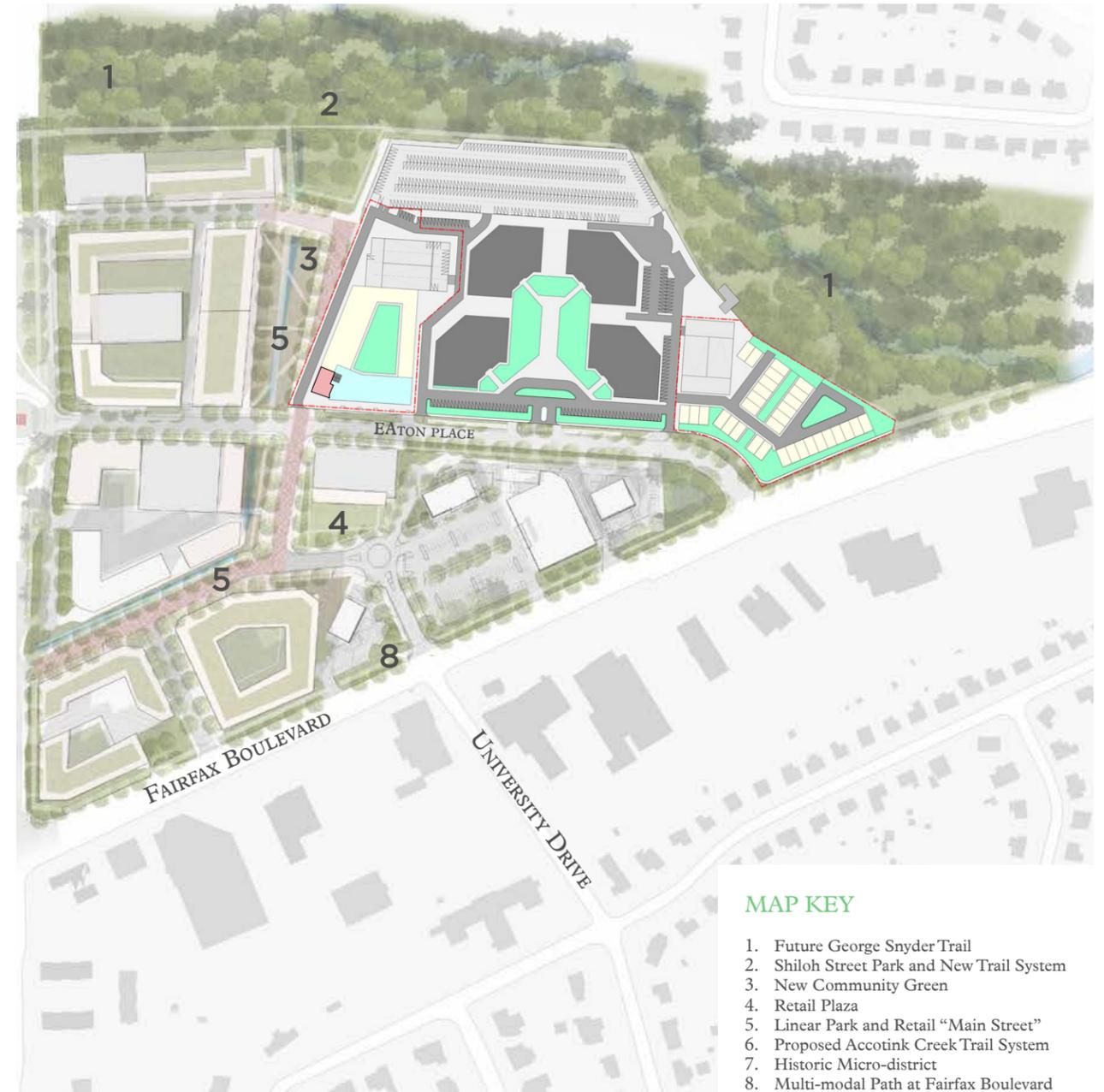
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- 7. Historic Micro-district
- 8. Multi-modal Path at Fairfax Boulevard

COMPARISON

Small Area Plan VS. Concept Plan



SMALL AREA PLAN



CONCEPT PLAN