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**WALSH COLUCCI
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April 20, 2023

Via E-Mail and U.S. Mail

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

Re: Project Description and Request for Pre-Application Briefing – The Ox Fairfax
Potential Applicant: Ox Hill Companies

Dear Mr. Hardin:

As you are aware, I represent the Ox Hill Companies, which is the contract purchaser of four parcels in the City of Fairfax located at 4020 University Drive, 4029 Chain Bridge Road, 4031 Chain Bridge Road, and 4057 Chain Bridge Road (the “Subject Property”). Please accept this letter and the enclosed materials as a request for pre-application briefings with the Planning Commission and City Council to introduce the Applicant’s proposal for the Subject Property which consists of a 4,000-seat concert hall, a 163-room hotel, and approximately 18,500 square feet of retail/restaurant uses. The project is identified as “The Ox Fairfax.”

The Subject Property consists of approximately 3.9 acres situated south of Sager Avenue and between Chain Bridge Road to the west and University Drive to the east. The Subject Property is currently zoned CR- Commercial Retail and is located within the Old Town Fairfax Historic Overlay District (HOD). The Subject Property is surrounded by commercial uses to the north, east and south, and is located across Chain Bridge Road from the Fairfax County Historic Courthouse and Judicial Complex to the west. The Subject Property is designated as an Activity Center place type by the Comprehensive Plan (the “Plan”). More specifically, the Subject Property is located within the boundaries of the Old Town Fairfax Small Area Plan (the “SAP”).

The Applicant’s proposal represents the first phase of what is envisioned to be a multi-phase redevelopment of the area bounded generally by Sager Avenue, Chain Bridge Road and University Drive. The first phase presents an exciting opportunity to introduce a world-class concert hall into the heart of Old Town Fairfax. The proposal is consistent with the Old Town SAP, which speaks to the re-imagining of Old Town as a cultural destination. The performing arts center, which will be managed by an internationally-known arts and entertainment operator, will attract musical acts and other performing artists to the City. It will inject activity into the

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downtown, and transform Old Town Fairfax into an entertainment destination. The main entrance to the hotel will be located on the south side of the building, fronting onto an extension of South Street that will be constructed by the Applicant. As shown on the submitted preliminary floor plans, the main entrance will lead into an atrium lobby area that provides access into the proposed 4,000 concert hall. The performing arts center will also include a bar area and smaller lounge on the upper floors, as well as a gallery area on the west side of the building facing Chain Bridge Road.

The proposed hotel will complement the concert hall by providing a convenient location for performers, patrons of the concert hall, and other travelers or visitors to stay in town. There is a recognized need for additional hotels within the City and the surrounding area, and the proposal will meet the existing and growing demand for this use. In addition to the 163 guest rooms, the building will include approximately 29,000 square feet of other uses including a recording studio, and a conference center space to accommodate a wide variety of functions and events. The hotel building will also include approximately 18,500 square feet of ground floor retail/restaurant space oriented to Sager Avenue and University Drive that will further activate this block and downtown Fairfax.

The Applicant has designed the buildings and the block to fit within the context of the surrounding area. The seven-story hotel located on the eastern portion of the Subject Property will replace the existing five-story office building located on site today. The existing commercial uses across University Drive to the east will not be adversely impacted by the proposed height. Moving west across the block, the proposed building height tapers down to three stories along Chain Bridge Road across from the Fairfax County historic courthouse. Both buildings will include rooftop open space for hotel and concert hall patrons. The existing two-story bank building located on the corner of the Subject Property at the intersection of Chain Bridge Road and Sager Avenue will remain, and will be architecturally integrated with the proposed buildings. As indicated on the submitted conceptual elevations and renderings, the Applicant has implemented numerous architectural styles along each frontage to provide a variation in the facades and avoid a monolithic appearance. However, the design has been carefully composed to ensure the different building forms fit together and within the broader context.

From a transportation perspective, the proposed development will result in the long-desired extension of South Street between Chain Bridge Road and University Drive. This extension is consistent with the City's long-term goals for the downtown transportation network as outlined in the plan. While the proposal will generate additional activity within the downtown, the Applicant anticipates that due to the nature of the proposed use, the bulk of traffic associated with the concert hall will be concentrated on evenings and weekends during off-peak hours. The Applicant is preparing a Traffic Impact Analysis for submission and consideration by staff in conjunction with the rezoning application.

The majority of parking for the proposed uses will be located within a below grade parking garage that is accessed from Sager Avenue. All loading and service activities for the buildings will also occur within the parking garage. In addition to the 459 spaces within the parking garage, a 147-space surface parking area is located on the southern portion of the Subject Property to provide additional parking for the concert hall, hotel and retail uses. The Applicant

anticipates that this parking area will primarily be used during peak demand periods during events, however, it will also provide convenient at-grade parking during off peak times. The surface parking area is planned to exist on an interim basis, until such time as the Applicant moves forward with future phases of development on property to the south. While the proposed on-site parking is somewhat less than the minimum required by the Zoning Ordinance, the Applicant anticipates that a significant number of concert hall patrons will use ride share services, transit, and other modes of transport to attend performances. Additionally, an abundance of available parking exists in public parking garages elsewhere in Old Town. The Applicant has coordinated extensively with the future operator of the performing arts center, which has confirmed that the proposed number of parking spaces is more than adequate. As part of the application process, the Applicant will provide a parking study and additional information to justify the requested reduction.

The Applicant's proposal will require a number of land use applications. First, the Applicant intends to seek a rezoning from the CR and HOD Districts to the CU and HOD Districts. The proposal is consistent with the stated purpose of the CU District, which was established "to provide an urban, mixed use development option for appropriate parts of the downtown area" The CU District is also consistent with the district sought in conjunction with the Applicant's pending City Centre West application. Second, the concert hall – which is classified as an 'Auditorium or Arena' by the City's Zoning Ordinance, will require approval of a Special Use Permit (SUP). Additionally, at a minimum, a special exception will be required to allow the proposed buildings to exceed the 3-story/36 foot maximum building height proscribed by the Zoning Ordinance for the HOD. Finally, a request to reduce the number of required parking spaces will be included. Additional requests may be identified as the Applicant proceeds with its design efforts, and will be identified with the submission of a formal application in the near future.

The Applicant is eager to work with the City and the community on this exciting proposal, which presents an opportunity to implement several key objectives of the Comprehensive Plan. This proposal, in concert with the Applicant's broader vision for the surrounding area, will transform the downtown in accordance with the vision set forth in the Old Town SAP. Upon your receipt of these materials, I would appreciate the scheduling of pre-application briefings with the Planning Commission on Monday, May 8th and with City Council on Tuesday, May 9th. Should you have any questions regarding the submitted materials or should you require any additional information, please do not hesitate to contact me. As always, I appreciate your assistance.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Robert D. Brant