

## MEMORANDUM



To: Chair Feather and Members of the Planning Commission

From: Albert Frederick, Senior Planner

Through: Jason Sutphin, Community Development Division Chief  
Brooke Hardin, Director of Community Development and Planning

Subject: Pre-Application Briefing – The Ox Fairfax Block A

Meeting Date: May 8, 2023

The attached documents are inclusive of materials for the Planning Commission pre-application briefing on the above-referenced items, including a narrative and conceptual plan. The site is bounded by Sager Avenue, Chain Bridge Road, and University Drive. The intent of this pre-application briefing is to receive initial feedback on a design concept from the Planning Commission before proceeding with an official application.

The concept plan proposes a mixture of commercial uses, such as a theater (4,000-seat concert hall), hotel with conference center, 18,500 square feet of ground floor retail/restaurant and retail on 3.9 +/- acres. The concept plan also proposes the construction of an east-west public street (South Street Extension) from Chain Bridge Road to University Drive. A rezoning from CR Commercial Retail to CU Commercial Urban in the Historic Overlay District (HOD), a Special Use Permit for an auditorium/arena or theater (concert hall), Special Exceptions to exceed the maximum height in the HOD, to reduce the number of parking spaces, and others based on general development plan details; and a Major Certificate of Appropriateness. The bank building at 4029 Chain Bridge Road and Sager Avenue would remain. Additional applications may be required based on final design if an application is submitted. Further detail is provided within the attached briefing. A fiscal impact analysis has not been conducted at this time.

# Pre-Application Briefing – Planning Commission

## Site Details

**Address:** 4020 University Drive, 4029 Chain Bridge Road, 4031 Chain Bridge Road and 4057 Chain Bridge Road

**Current Zoning:** CR Commercial Retail in Old Town Fairfax Historic Overlay District (HOD)

**Current Use:** Commercial

**Comprehensive Plan Future Land Use Designation:** Activity Center Place Type

**Site Area:** 3.9 +/- acres

**Number of lots:** 4

**Property Owners:** Multiple

**Potential Applicant:** Ox Hill Companies



## Development Concept:

The concept shows the following elements:

- Mixture of commercial uses, such as an auditorium or arena (4,000-seat concert hall), 163-room hotel with conference center, and approximately 18,500 square feet of retail/restaurant with five on-street parking spaces and 454 parking spaces in a four-level garage parking on 3.9 +/- acres
- Construction of an east-west public street with South Street extension from Chain Bridge Road to University Drive.
- Interim surface parking with 147 spaces
- Existing two-story bank building at 4029 Chain Bridge Road and Sager Avenue would remain.
- Buildings at 4020 University Drive, 4031 Chain Bridge Road and 4057 Chain Bridge Road would be demolished.

**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 in the Old Town Fairfax Historic Overlay District (HOD)
- Special Use Permit to allow an auditorium/arena or theater (concert hall)

- Special Exceptions to exceed the maximum height, to reduce the number of required parking spaces, and possibly other exceptions based on general development plan details.
- Major Certificate of Appropriateness for architecture and landscaping

Specific applications will be assessed at a future date when a complete application package is submitted by the potential applicant.

**Preliminary Feedback:** City review agencies provides the following feedback to the potential applicant:

- Community Development and Planning
  - o Uses: The proposed uses are generally compatible with supported uses in the small area plan.
    - o The proposed hotel and performing arts center are specifically identified as “unique and special” uses that are supported by the small area plan to help establish Old Town as a “cultural destination.”
    - o Ground floor retail uses are specifically identified in the small area plan for the southeast corner of the development site (South Street and University Drive). The project proposal provides retail uses along the eastern and portions of the northern frontages (Sager Avenue and University Drive). While this is subject to further review, the submitted proposal includes a hotel lobby and entrance to the theater along South Street, which would both support an active frontage, despite the lack of retail.
  - o Street Grid: The proposed extension of South Street is consistent with the proposed location for an extension of the street grid in the small area plan, though it is not consistent with the typical cross section for a “commercial main” as it is identified in the small area plan. Despite this, the cross section is generally consistent with the improvements under design by the city for this street segment.
  - o Open Space: The proposal has not yet addressed how it will contribute to the Old Town South focus on connected green spaces and open spaces. A key goal of these is to facilitate movement of people and provide a connection to trail systems and cultural resources for the study area.
  - o Height: The small area plan supports a maximum of five stories across the entirety of the site, though it recommends consideration of exceptions to this for “unique and special projects” with identified uses including boutique hotels and performing arts centers among others. The project proposal identifies up to seven stories for the hotel with the performing arts facility being slightly shorter. The proposed step down to three stories along Chain Bridge Road would be supported by the small area plan because the identified heights in the plan are maximums.
  - o Parking: The small area plan recommends shared parking strategies to support the proposed parking reduction from zoning ordinance requirements, to utilize parking spaces for various uses during non-peak hours, and to “create a park-once and walk district”. The proposal should further consider these types of opportunities as it proceeds to application. The proposal should ensure that parking requirements for all uses are accounted for in the plans, TIS and parking reduction study.
  - o Consolidation: The small area plan specifically recommends consolidation be pursued for the properties included in this application.
  - o Proposal is subject to Section 4.11 (Underground Utilities) of the Zoning Ordinance.
  - o Subject to Board Architectural Review for demolition, architecture, and landscaping. Board Architectural Review also makes recommendations on Special Exceptions in the HOD.
- Public Works/Transportation
  - o There will need to be coordination on the design, construction, and ownership of the South Street extension.
  - o All vehicles will be entering the garage from Sager Avenue; this could create left turn conflicts to and from Chain Bridge Road, especially if there are lots of visitors unfamiliar with the area (performance patrons and hotel guests). Left turns from Sager Avenue to southbound Chain Bridge Road are currently prohibited with signs.
  - o The access points on Sager Avenue for the garage and loading bay are too close together.

- Anticipated traffic increases on Sager Avenue could require changes to the street (such as elimination of on-street parking).
- Trip projections are expected to be significant, and special events at the performance hall could create gridlock during short term arrival and departure peaks. The Transportation Impact Statement (TIS) will need to address this.
- A parking reduction study and transportation demand management discussion should be explored in conjunction with the TIS.
- There will need to be sufficient sidewalk space on all four frontages, separate from any commercial uses such as sidewalk cafes. Additionally, consider how the University Drive frontage design contributes to 'The Spine', and note that the Chain Bridge Road sidewalk should be designed to function as a shared use path.
- Public Works/Stormwater Management
  - Recommend providing conceptual level stormwater management information.
  - What is the intent for the existing underground detention facility on the south side of the site?
- Code Administration
  - The proposed extension of South Street will need to be between 20 – 26 feet wide (not to include on-street parking).
  - The final approved height will dictate the width for Fire Department's operations.
- Historic Resources
  - Integrating the bank into the plan shows a willingness to retain existing historic buildings. However, the plan doesn't seem to offer it any space or context; it just seems "overwhelmed" with the new structures.
  - Provide building heights facing this concept along Chain Bridge Road to show how it relates to the neighboring historic structures on the east side of Chain Bridge Road and the Courthouse Complex on the west side.
- Economic Development
  - Hotel(s) and cultural arts performance venues support city's strategic goals.
  - Proposal contributes to a walkable, active, core close in proximity to the University.

**Attachments:** Includes submission materials received from the potential applicant:

1. Request for Pre-Application Briefing
2. Pre-Application Briefing Concept Plan



Robert D. Brant  
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**WALSH COLUCCI  
LUBELEY & WALSH PC**

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-imagination 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

**ATTORNEYS AT LAW**

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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 8<sup>th</sup> and with City Council on Tuesday, May 9<sup>th</sup>. 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



**PRE-APPLICATION SUBMISSION**

The Ox Fairfax

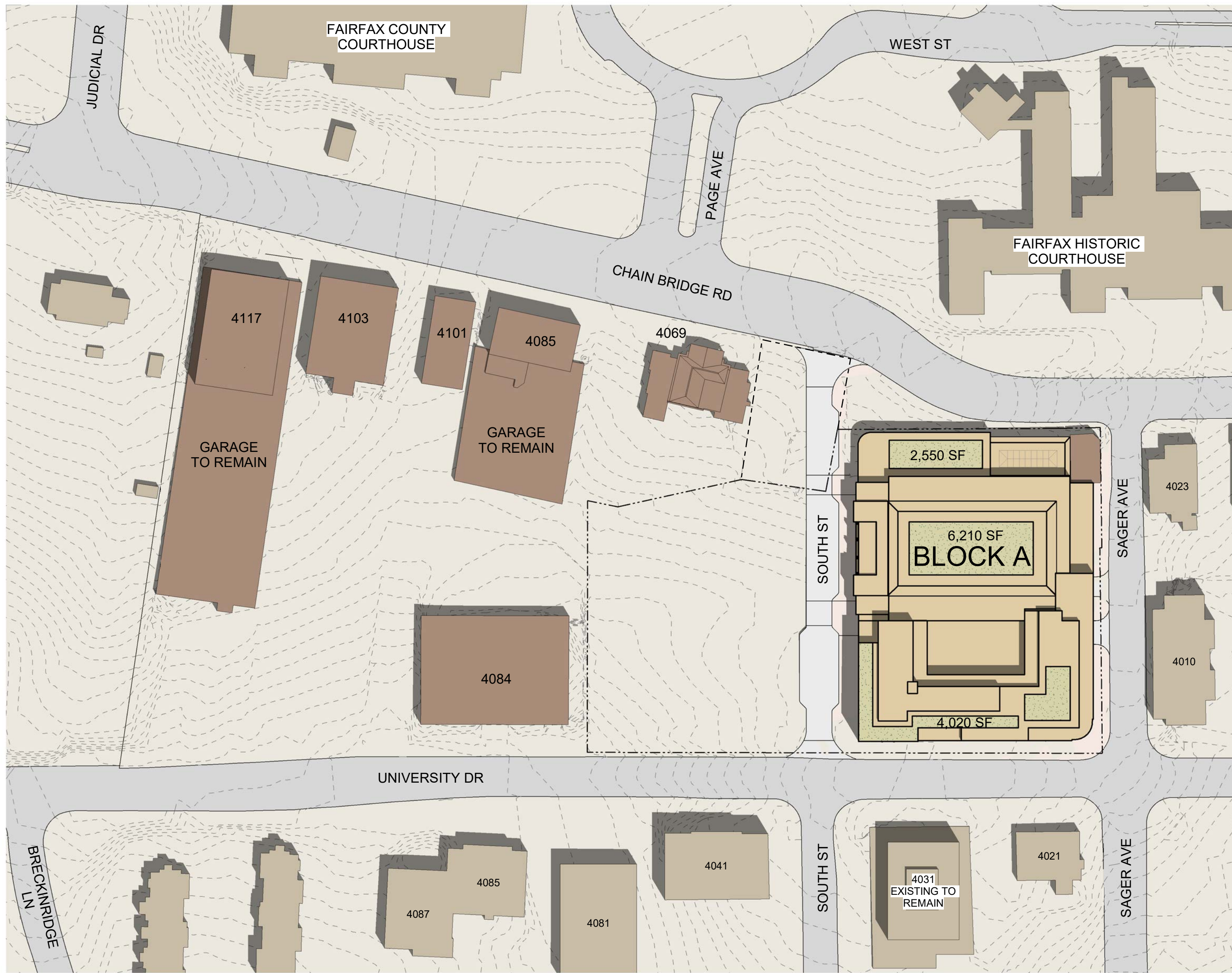




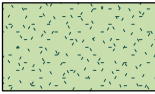
## BLOCK A - SITE EXTENTS

The Ox Fairfax

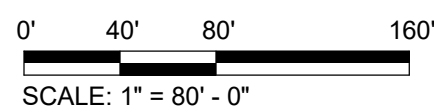
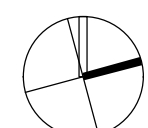
1/19/2



GFA			
Block Name	Program	Floor Area	Count
Block A			
A.1	Conference Center	29,106 SF	
A.1	Hotel	106,365 SF	163 Keys
A.1	Music Hall	120,911 SF	4000 Seats
A.1	Retail	18,544 SF	
Project Total:		274,926 SF	

  
**ROOFTOP OPEN SPACE**  
**TOTAL: 12,780 SF**

**SITE PLAN**  
The Ox Fairfax





### GFA

Block Name	Program	Floor Area	Count
Block A			
A.1	Conference Center	29,106 SF	
A.1	Hotel	106,365 SF	163 Keys
A.1	Music Hall	120,911 SF	4000 Seats
A.1	Retail	18,544 SF	

Project Total: 274,926 SF

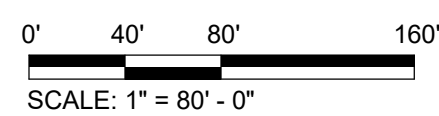
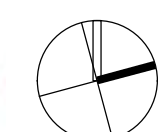
### LEGEND

- MUSIC HALL
- EXISTING BUILDINGS
- HOTEL
- LOADING
- RETAIL
- PARKING
- ← GARAGE ENTRY
- ← LOADING ENTRY

NOTE: PLANS AND FIGURES ARE BEST ESTIMATES BASED ON CITY OF FAIRFAX GIS DATA. ACTUAL SITE AREA AND EXTENTS NEED TO BE VERIFIED WITH A SITE SURVEY IN ORDER TO VERIFY ACTUAL YIELDS.

## BLOCK A - GROUND FLOOR USES

The Ox Fairfax



GFA			
Block Name	Program	Floor Area	Count
Block A			
A.1	Conference Center	29,106 SF	
A.1	Hotel	106,365 SF	163 Keys
A.1	Music Hall	120,911 SF	4000 Seats
A.1	Retail	18,544 SF	
Project Total:		274,926 SF	
		274,926 SF	
Parking			
Block A			
LEVEL 1	Street	5	
P0	Structured	36	
P1	Structured	56	
P2	Structured	181	
P3	Structured	181	
		459	
Parking			
Total Spaces Required: 702			
Block A - Total Parking Spaces: 459			
Surface Parking Lot Spaces: 147			
Total Delta: -96			



**The Ox Fairfax**  
BLOCK A

DMSAS PROJECT #: P2102

**OWNER**  
OX HILL COMPANIES  
1707 L ST. NW, SUITE 400  
FAIRFAX, VA 22030

**DESIGN ARCHITECT**  
DAVID M. SCHWARZ ARCHITECTS, INC.  
1707 L ST. NW, SUITE 400  
WASHINGTON, D.C. 20036

**ARCHITECT OF RECORD**

**CIVIL ENGINEER:**  
URBAN-LTD  
4200 D. TECHNOLOGY COURT  
CHANTILLY, VA 20151

**TRAFFIC ENGINEER:**  
GOROVE-SLADE ASSOCIATES INC.  
3914 CENTREVILLE RD. SUITE 300  
CHANTILLY, VA 20151

**LANDSCAPE ARCHITECT:**  
URBAN-LTD  
4200 D. TECHNOLOGY COURT  
CHANTILLY, VA 20151

**STRUCTURAL ENGINEER:**

**MEP ENGINEER:**

Design Documents have been prepared solely for the limited purpose of establishing the Project's aesthetic architectural design intent. The Design Documents shall not be used for construction, permitting, or any other use inconsistent with the limited purpose of establishing aesthetic architectural design intent. Any dimensional or technical information contained in the Design Documents is provided solely for illustrative purposes and shall not be relied upon. Any use of the Design Documents for purposes other than establishing the Project's aesthetic architectural design intent shall be at user's sole risk and without liability to the Design Architect. Further, to the extent permitted by law, any use of these Design Documents constitutes an agreement by the user to indemnify and hold harmless the Design Architect and its officers, directors, employees and consultants from all damages, liability, costs and expenses, including the cost of defense, related to claims and causes of action asserted by any third person or entity to the extent such damages, liability, costs and expenses arise from use of the Design Documents for purposes other than establishing the Project's aesthetic architectural design intent. Any use of these Design Documents for any purpose constitutes acceptance of the above terms and conditions by the user.

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#	DATE	DESCRIPTION

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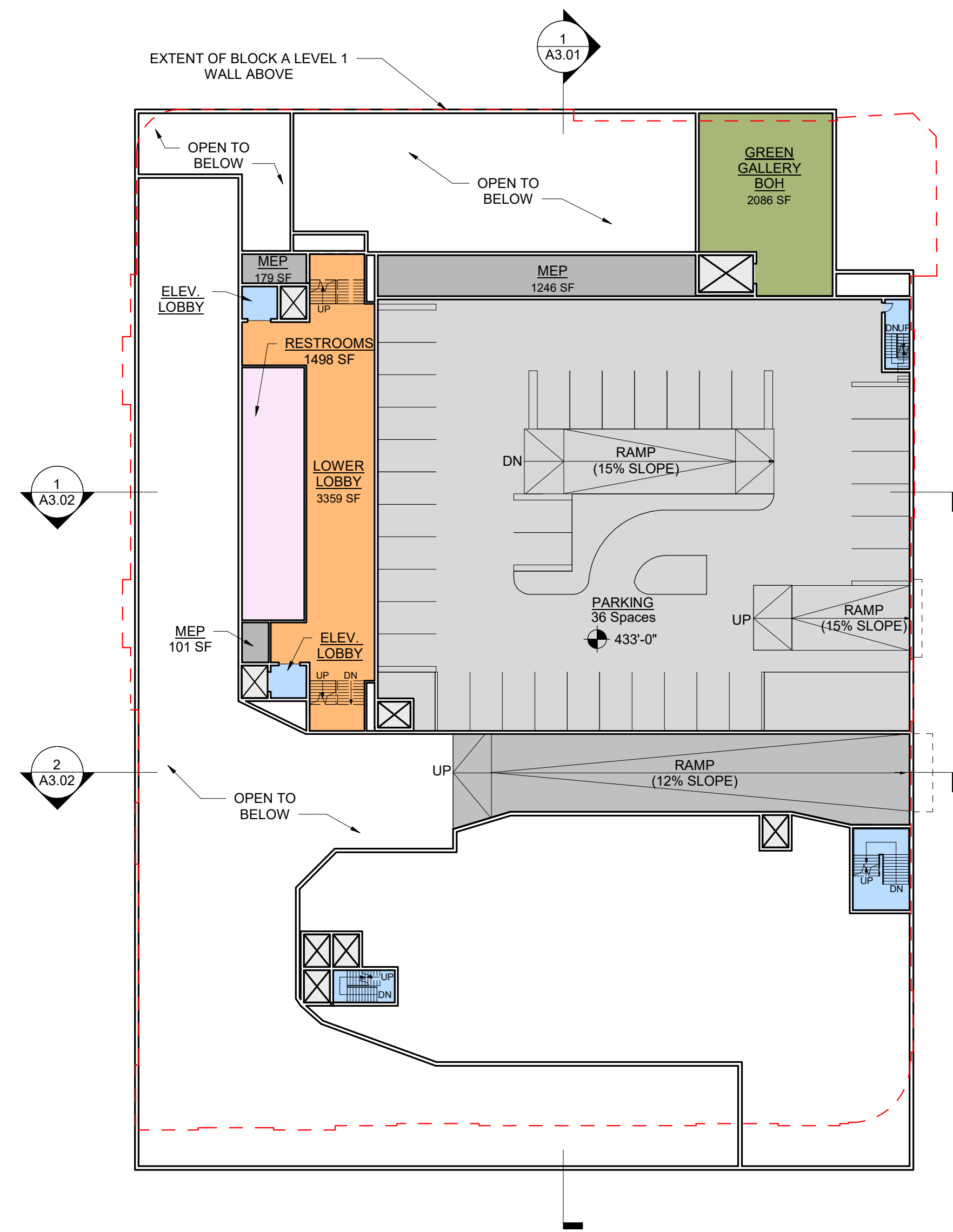
ISSUED: 04/20/23

SHEET TITLE:  
LEVEL P2/3, P1, P0 - FLOOR PLANS

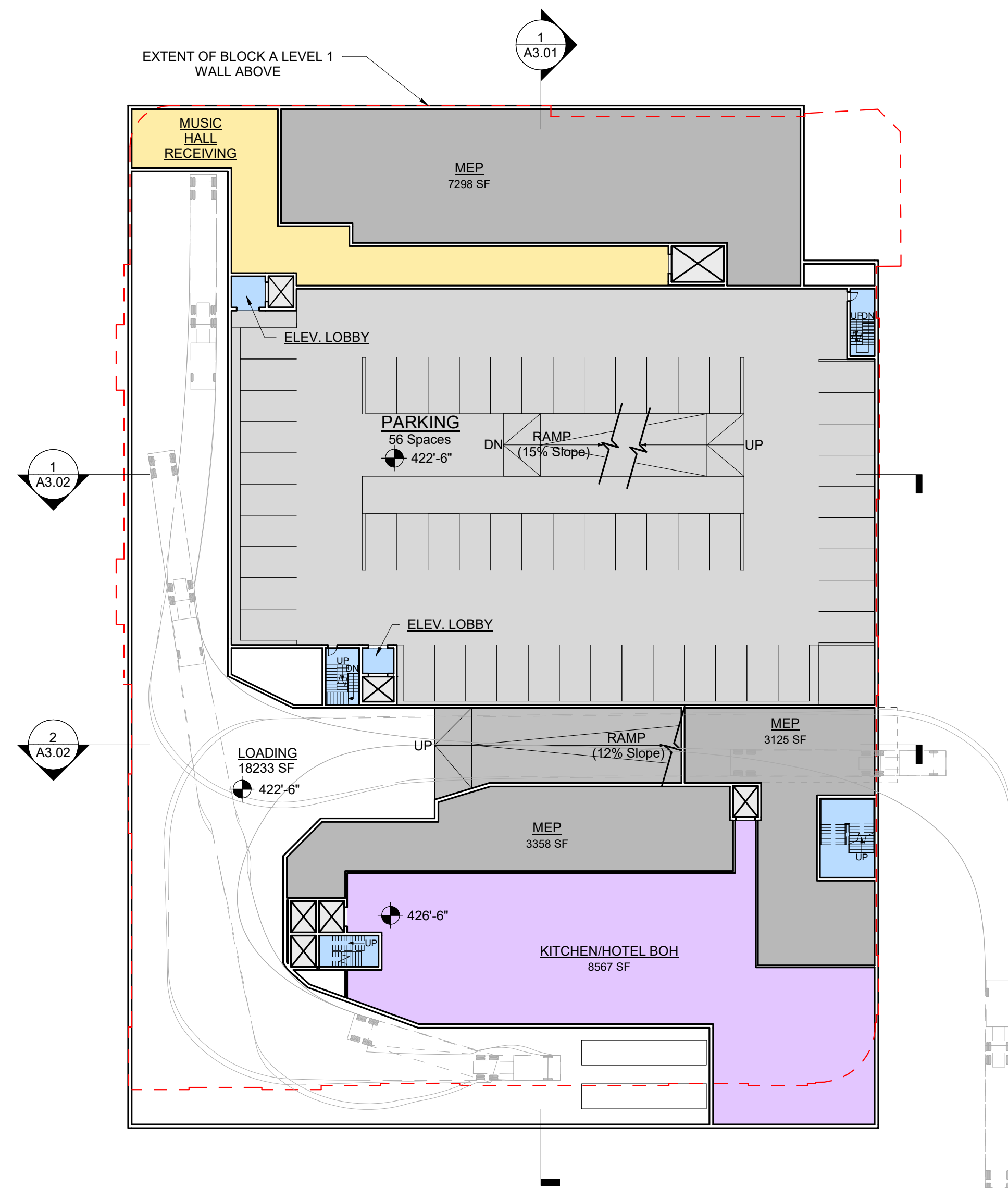
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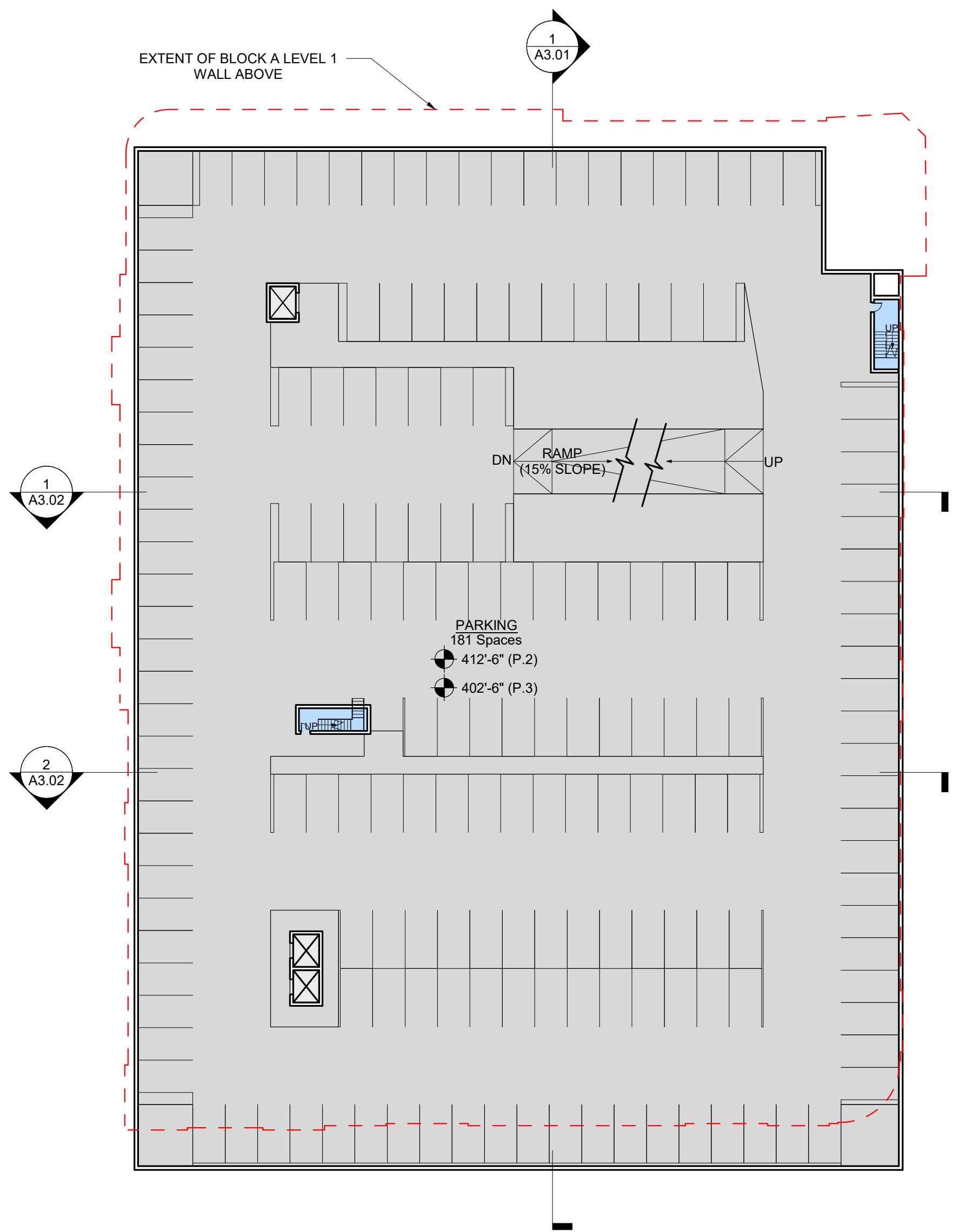
**GENERAL NOTE:**  
1) FLOOR PLANS ARE PRELIMINARY AND ARE SUBJECT TO CHANGE BASED ON LEASING AND ARCHITECTURAL DEVELOPMENT.



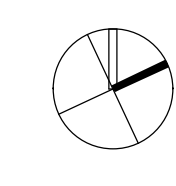
**3 LEVEL P0 - FLOOR PLAN**  
SCALE: 1/32" = 1'-0"

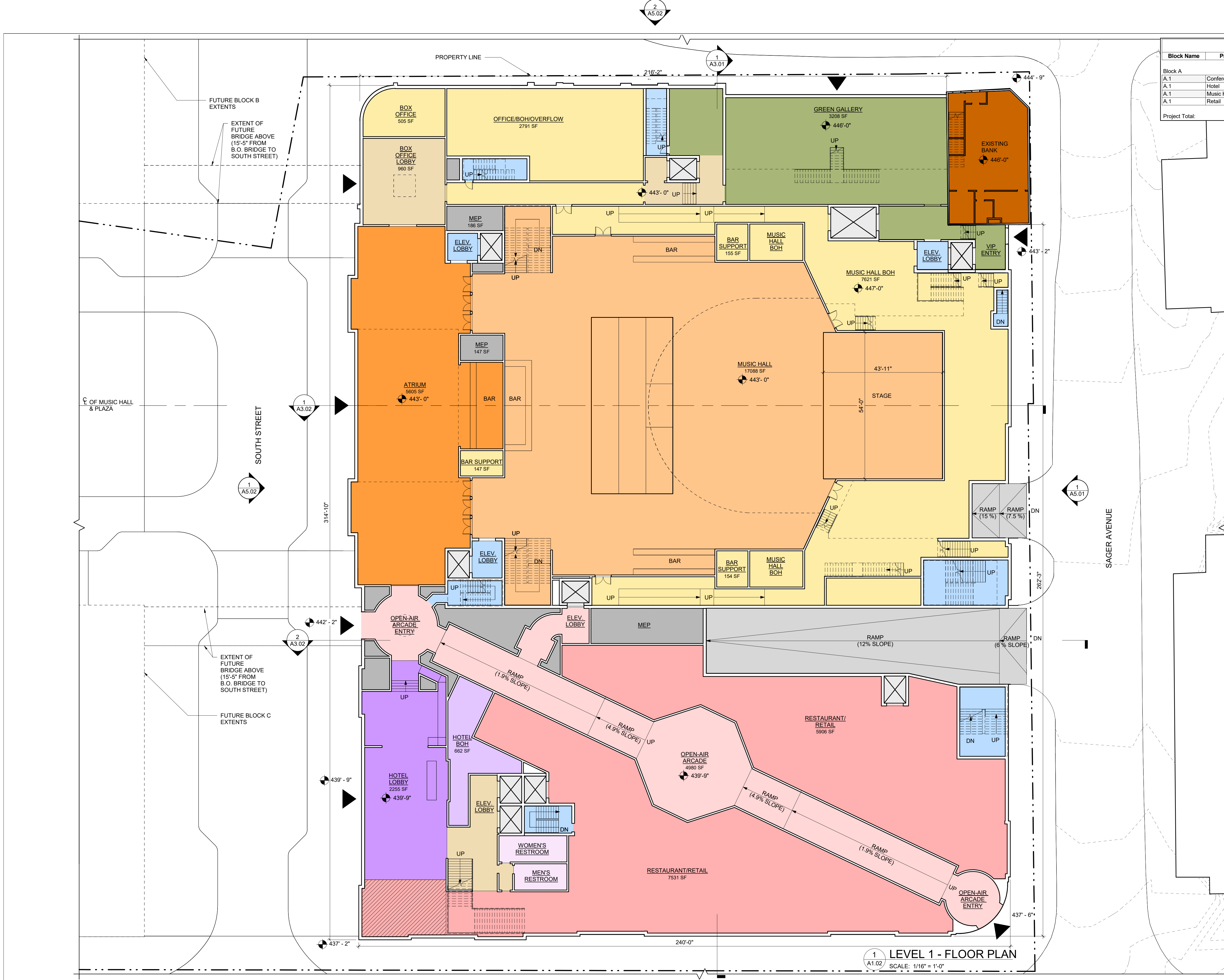


**2 LEVEL P1 - FLOOR PLAN**  
SCALE: 1/32" = 1'-0"



**1 LEVEL P2/P3 - FLOOR PLAN**  
SCALE: 1/32" = 1'-0"





GFA			
Block Name	Program	Floor Area	Count
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A.1	Conference Center	29,106 SF	
A.1	Hotel	106,365 SF	163 Keys
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A.1	Retail	18,544 SF	
Project Total:		274,926 SF	

**Ox Hill Companies**

**DAVID M. SCHWARZ ARCHITECTS**

**The Ox Fairfax**  
BLOCK A

DMSAS PROJECT #: P2102

**OWNER**  
OX HILL COMPANIES  
10523 MAIN ST, SUITE 200  
FAIRFAX, VA 22030

**DESIGN ARCHITECT**  
DAVID M. SCHWARZ ARCHITECTS, INC.  
1707 L ST, NW, SUITE 400  
WASHINGTON, D.C. 20036

**ARCHITECT OF RECORD**

**CIVIL ENGINEER:**  
URBAN-LTD  
4200 D, TECHNOLOGY COURT  
CHANTILLY, VA 20151

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**REVISIONS**

#	DATE	DESCRIPTION

**PRINTED:** 4/19/2023 6:12:16 PM

**ISSUED:** 04/20/23

**SHEET TITLE:**  
LEVEL 1 - FLOOR PLAN

**SHEET NO.:**

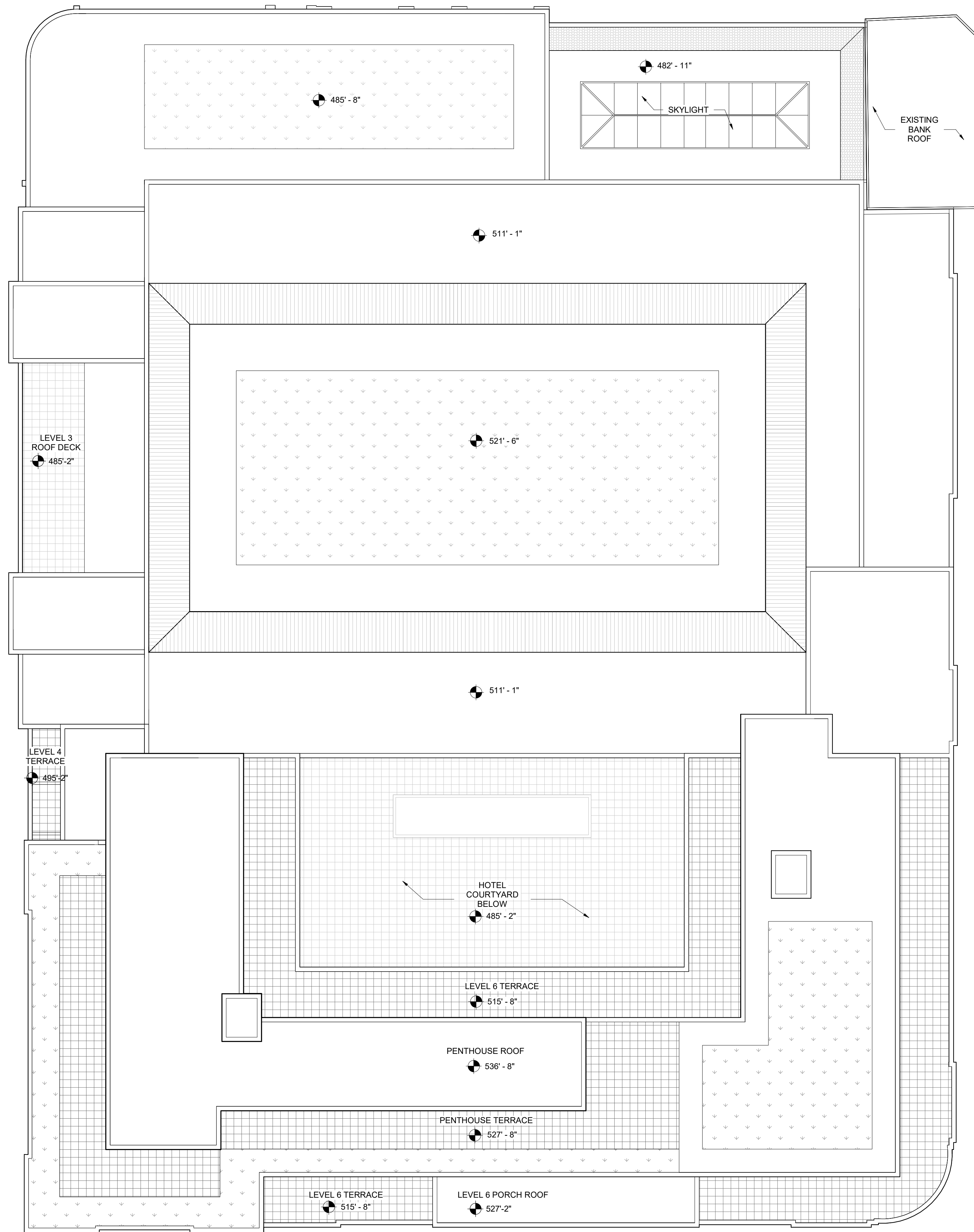
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**GENERAL NOTE:**  
1) FLOOR PLANS ARE PRELIMINARY AND ARE SUBJECT TO CHANGE BASED ON LEASING AND ARCHITECTURAL DEVELOPMENT.



**1** LEVEL 1 - FLOOR PLAN  
SCALE: 1/16" = 1'-0"

GFA			
Block Name	Program	Floor Area	Count
Block A			
A.1	Conference Center	29,106 SF	
A.1	Hotel	106,365 SF	163 Keys
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Project Total:		274,926 SF	



**ROOF MATERIAL KEY**

- FLAT ROOF ASSEMBLY
- GREEN ROOF
- TERRACE
- MTL MANSARD ROOF
- CLAY ROOF TILE

GENERAL NOTE: GREEN ROOF LOCATIONS SHOWN ARE ILLUSTRATIVE

1 ROOF PLAN  
A1.05 SCALE: 1/16" = 1'-0"



The Ox Fairfax  
BLOCK A  
DMSAS PROJECT #: P2102

**OWNER**  
OX HILL COMPANIES  
10523 MAIN ST, SUITE 200  
FAIRFAX, VA 22030

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**STRUCTURAL ENGINEER:**

**MEP ENGINEER:**

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**REVISIONS**

#	DATE	DESCRIPTION

PRINTED: 4/19/2023 6:12:19 PM

ISSUED: 04/20/23

SHEET TITLE:  
ROOF PLAN

SHEET NO.:

A1.05

**OWNER**  
 OX HILL COMPANIES  
 10523 MAIN ST, SUITE 200  
 FAIRFAX, VA 22030

**DESIGN ARCHITECT**  
 DAVID M. SCHWARZ ARCHITECTS, INC  
 1707 L ST, NW, SUITE 400  
 WASHINGTON, D.C. 20036

**ARCHITECT OF RECORD**

**CIVIL ENGINEER:**  
 URBAN-LTD  
 4200 D, TECHNOLOGY COURT  
 CHANTILLY, VA 20151

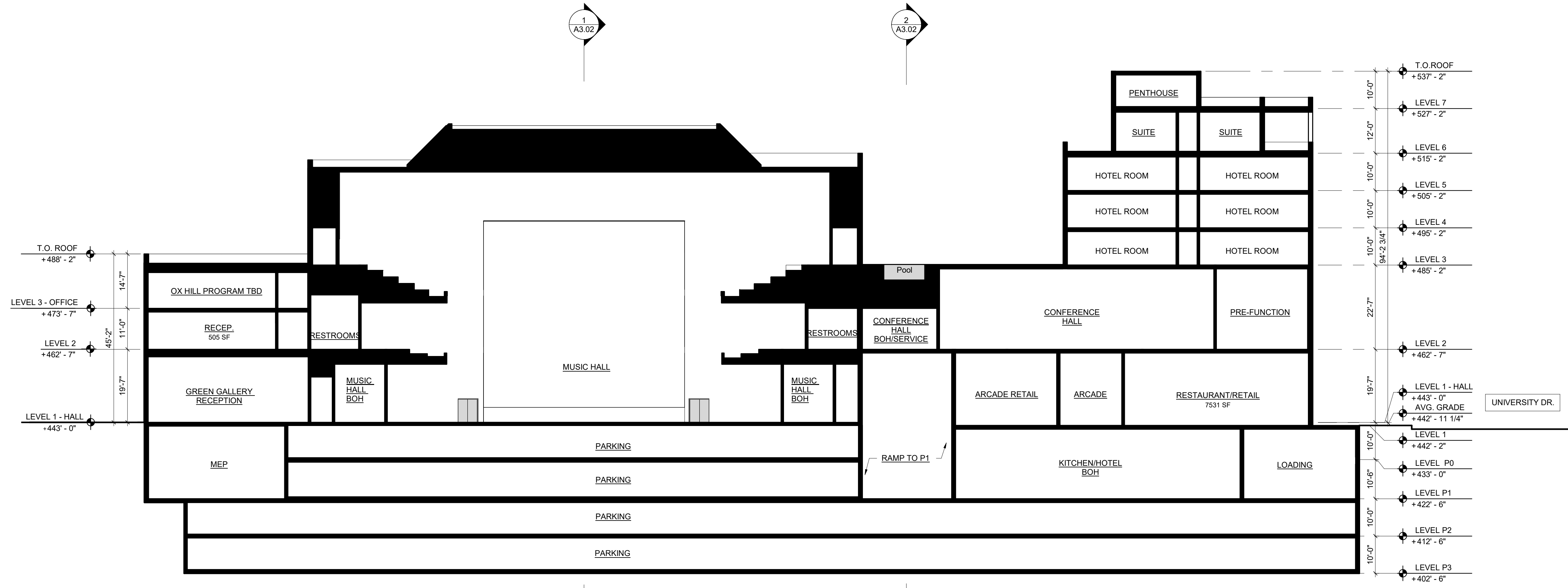
**TRAFFIC ENGINEER:**  
 GOROVE-SLADE ASSOCIATES INC.  
 3914 CENTERVILLE RD, SUITE 300  
 CHANTILLY, VA 20151

**LANDSCAPE ARCHITECT:**  
 URBAN-LTD  
 4200 D, TECHNOLOGY COURT  
 CHANTILLY, VA 20151

**STRUCTURAL ENGINEER:**

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1 LONGITUDINAL SECTION  
 A3.01 SCALE: 1/16" = 1'-0"

**REVISIONS**

#	DATE	DESCRIPTION

PRINTED: 4/19/2023 4:38:46 PM

ISSUED: 04/20/23

SHEET TITLE:  
 LONGITUDINAL SECTION

SHEET NO.:

A3.01

**OWNER**  
 OX HILL COMPANIES  
 10523 MAIN ST, SUITE 200  
 FAIRFAX, VA 22030

**DESIGN ARCHITECT**  
 DAVID M. SCHWARZ ARCHITECTS, INC.  
 1707 L ST. NW, SUITE 400  
 WASHINGTON, D.C. 20036

**ARCHITECT OF RECORD**

**CIVIL ENGINEER:**  
 URBAN LTD  
 4200 D. TECHNOLOGY COURT  
 CHANTILLY, VA 20151

**TRAFFIC ENGINEER:**  
 GOROVE-SLADE ASSOCIATES INC.  
 3914 CENTERVILLE RD. SUITE 300  
 CHANTILLY, VA 20151

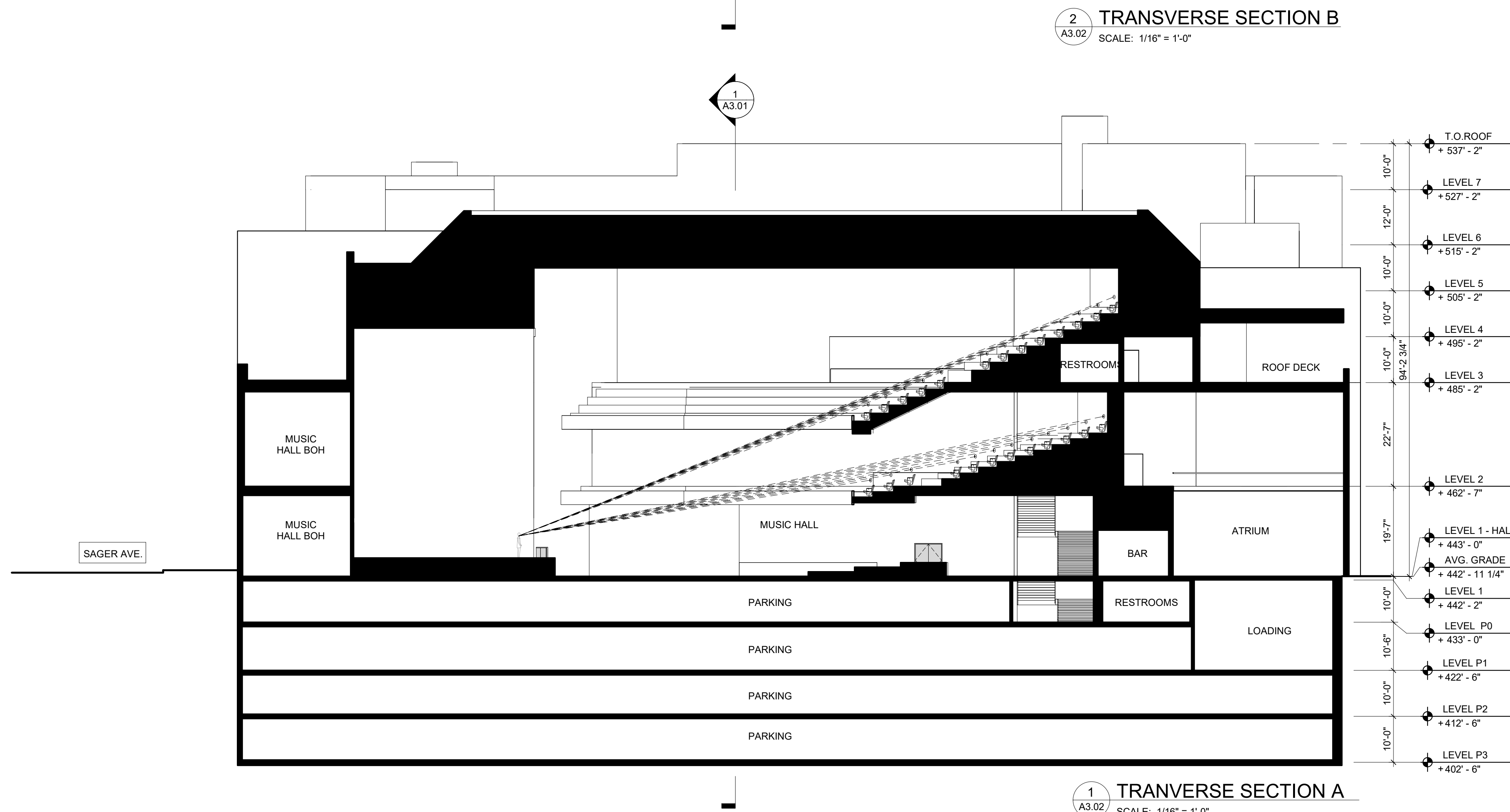
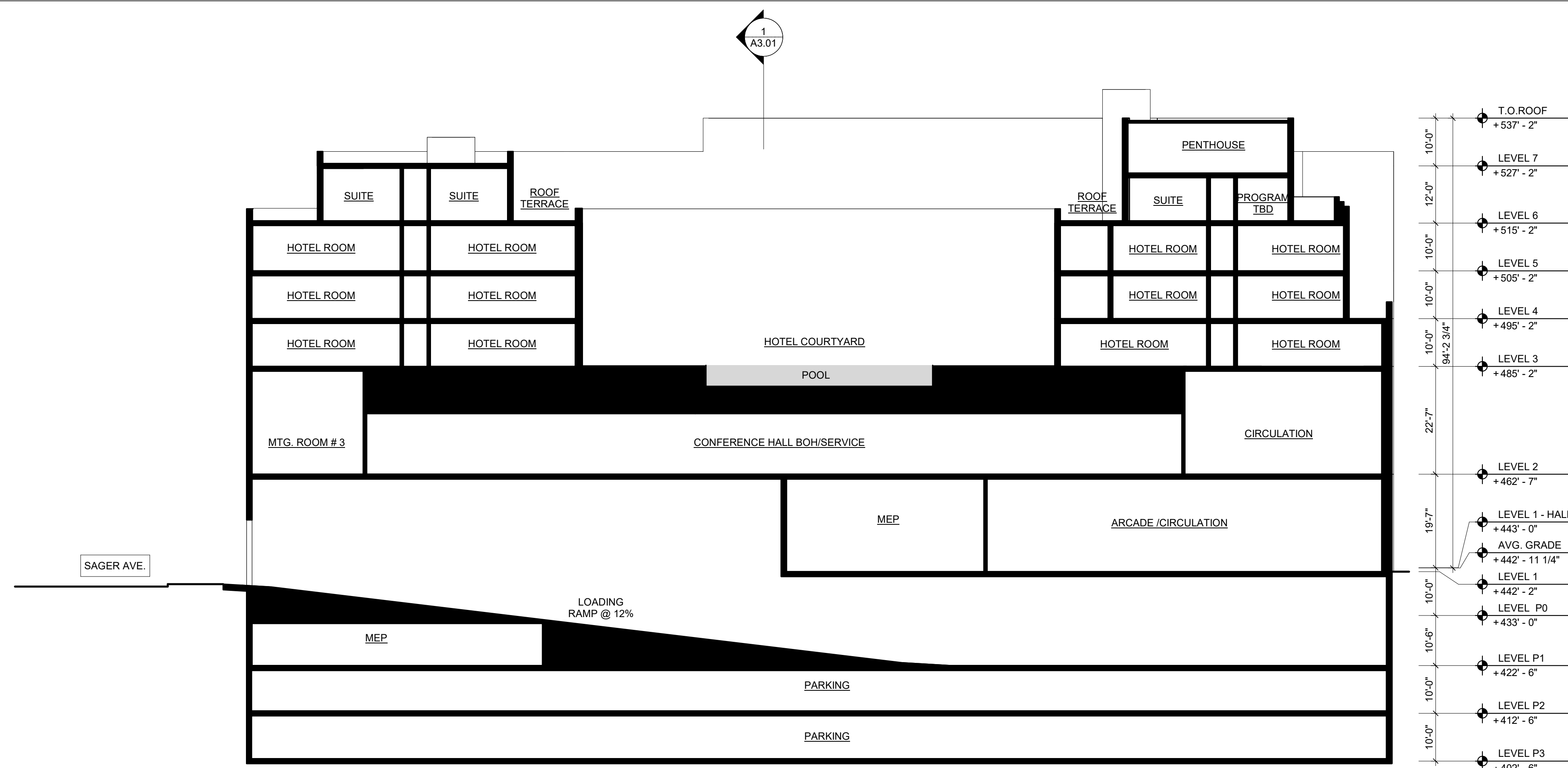
**LANDSCAPE ARCHITECT:**  
 URBAN LTD  
 4200 D. TECHNOLOGY COURT  
 CHANTILLY, VA 20151

**STRUCTURAL ENGINEER:**

**MEP ENGINEER:**

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**REVISIONS**

#	DATE	DESCRIPTION

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ISSUED: 04/20/23

SHEET TITLE:  
 TRANSVERSE SECTIONS

SHEET NO.:

A3.02



The Ox Fairfax  
BLOCK A

DMSAS PROJECT #: P2102

**OWNER**  
OX HILL COMPANIES  
10523 MAIN ST. SUITE 200  
FAIRFAX, VA 22030

**DESIGN ARCHITECT**  
DAVID M. SCHWARZ ARCHITECTS, INC.  
1707 L ST. NW, SUITE 400  
WASHINGTON, D.C. 20036

**ARCHITECT OF RECORD**

**CIVIL ENGINEER:**  
URBAN-LTD  
4200 D. TECHNOLOGY COURT  
CHANTILLY, VA 20151

**TRAFFIC ENGINEER:**  
GOROVE-SLADE ASSOCIATES INC.  
3914 CENTERVILLE RD. SUITE 300  
CHANTILLY, VA 20151

**LANDSCAPE ARCHITECT:**  
URBAN-LTD  
4200 D. TECHNOLOGY COURT  
CHANTILLY, VA 20151

**STRUCTURAL ENGINEER:**

**MEP ENGINEER:**

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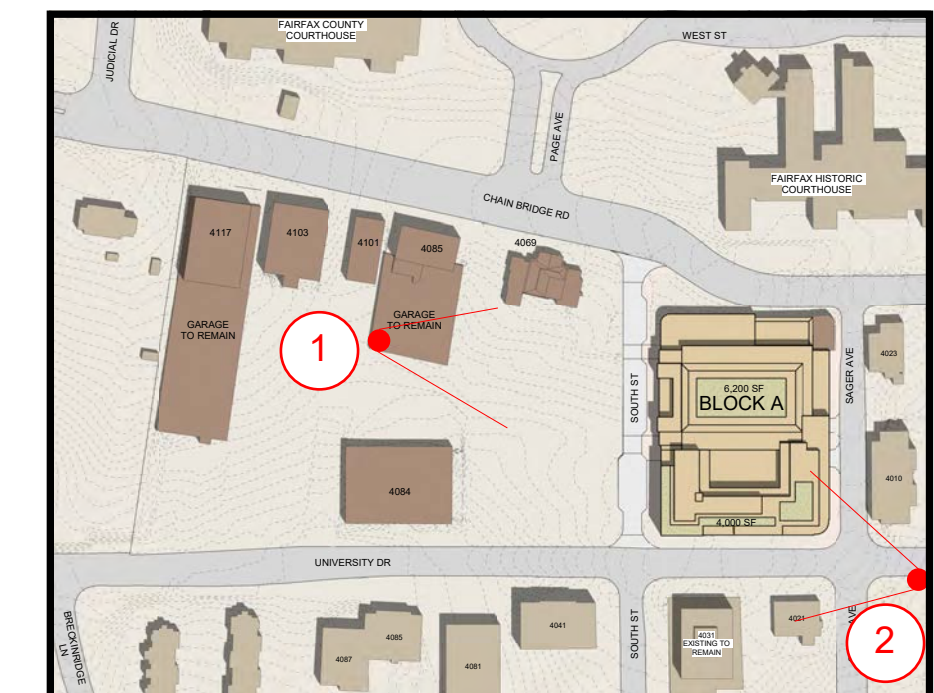
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2 UNIVERSITY DRIVE LOOKING SOUTH  
A5.00



1 PLAZA LOOKING NORTH  
A5.00



Rendering Views - Location Plan

REVISIONS

#	DATE	DESCRIPTION

PRINTED: 4/19/2023 7:13:38 PM

ISSUED: 04/20/23

SHEET TITLE:  
RENDERING VIEWS

SHEET NO.:

A5.00

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**REVISIONS**

#	DATE	DESCRIPTION

**PRINTED:** 4/19/2023 6:12:20 PM

**ISSUED:** 04/20/23

**SHEET TITLE:**  
 EXTERIOR NORTH & EAST ELEVATIONS

**SHEET NO.:**

**A5.01**

**MATERIAL KEY LEGEND**

- BR1 Brick - Type 1
- BR2 Brick - Type 2
- BR3 Brick - Type 3
- BR4 Brick - Type 4
- BR5 Brick - Type 5
- BR6 Brick - Type 6
- CS1 Cast Stone - Type 1\*
- CS2 Cast Stone - Type 2\*
- CS3 Cast Stone - Type 3\*
- CS4 Cast Stone - Type 4\*
- CS5 Cast Stone - Type 5\*
- CS6 Cast Stone - Type 6\*
- DR1 Overhead Colling Door
- MCP1 Metal Canopy - Type 1
- MCP2 Metal Canopy - Type 2
- MCP3 Metal Canopy - Type 3
- MT1 Decorative Metal - Type 1
- MT2 Decorative Metal - Type 2
- MT3 Decorative Metal - Type 3
- MT4 Decorative Metal - Type 4
- MT5 Metal Gate
- RF1 Metal Roof - Standing Seam
- RF2 Roof - Clay Tile
- SC1 Stucco
- ST1 Granite Base - Type 1
- ST2 Granite Base - Type 2
- ST3 Granite Base - Type 3
- ST4 Granite Base - Type 4
- ST5 Granite Base - Type 5
- ST6 Granite Base - Type 6

\*Cast Stone or GFRC T.B.D.

**General Notes:**  
 1) Retail door locations and quantities shown for illustrative purposes only and are subject to change based on leasing.



**North Exterior Elevation** 2  
 SCALE: 1/16" = 1'-0" A5.01



**East Exterior Elevation** 1  
 SCALE: 1/16" = 1'-0" A5.01

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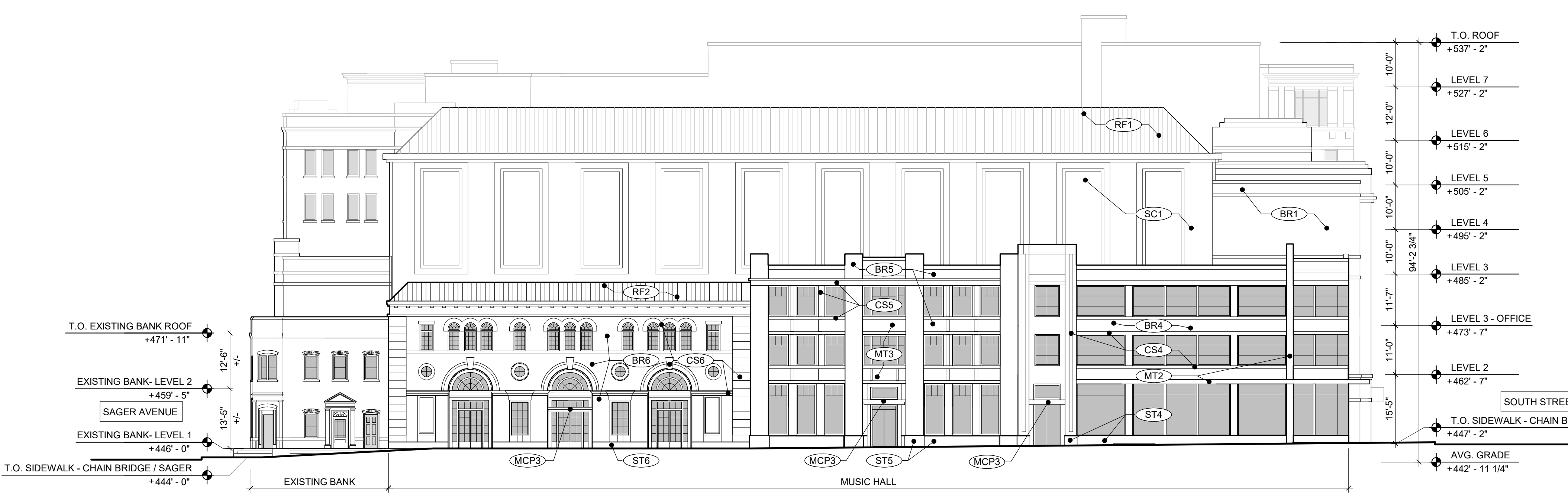
#	DATE	DESCRIPTION

**MATERIAL KEY LEGEND**

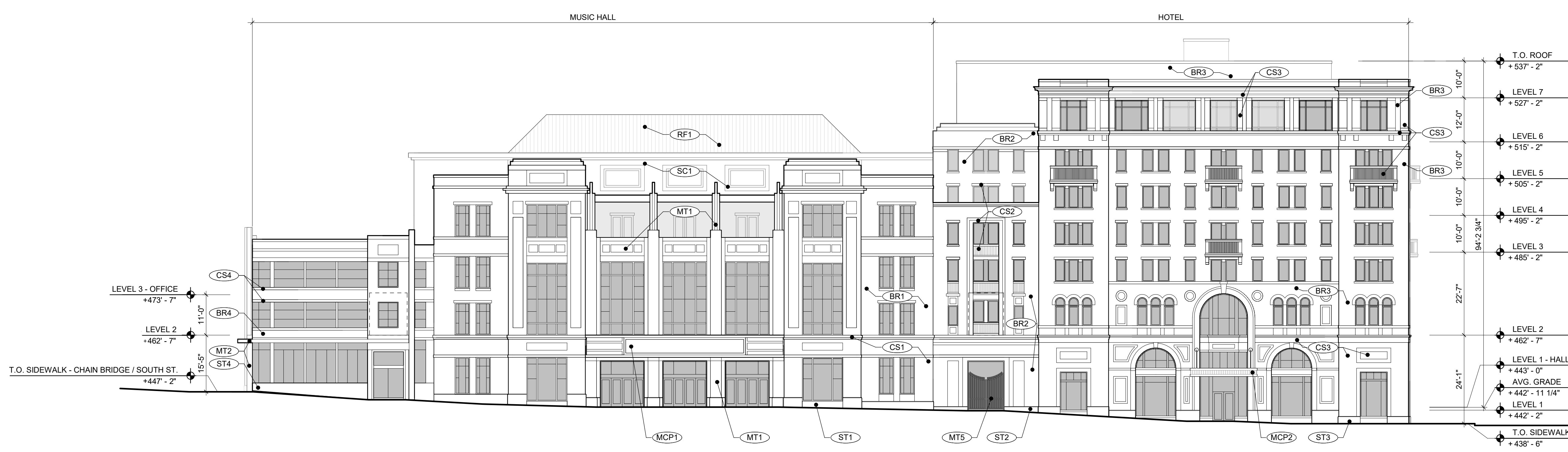
- BR1 Brick - Type 1
- BR2 Brick - Type 2
- BR3 Brick - Type 3
- BR4 Brick - Type 4
- BR5 Brick - Type 5
- BR6 Brick - Type 6
  
- CS1 Cast Stone - Type 1\*
- CS2 Cast Stone - Type 2\*
- CS3 Cast Stone - Type 3\*
- CS4 Cast Stone - Type 4\*
- CS5 Cast Stone - Type 5\*
- CS6 Cast Stone - Type 6\*
  
- DR1 Overhead Colling Door
  
- MCP1 Metal Canopy - Type 1
- MCP2 Metal Canopy - Type 2
- MCP3 Metal Canopy - Type 3
  
- MT1 Decorative Metal - Type 1
- MT2 Decorative Metal - Type 2
- MT3 Decorative Metal - Type 3
- MT4 Decorative Metal - Type 4
- MT5 Metal Gate
  
- RF1 Metal Roof - Standing Seam
- RF2 Roof - Clay Tile
  
- SC1 Stucco
  
- ST1 Granite Base - Type 1
- ST2 Granite Base - Type 2
- ST3 Granite Base - Type 3
- ST4 Granite Base - Type 4
- ST5 Granite Base - Type 5
- ST6 Granite Base - Type 6

\*Cast Stone or GFRC T.B.D.

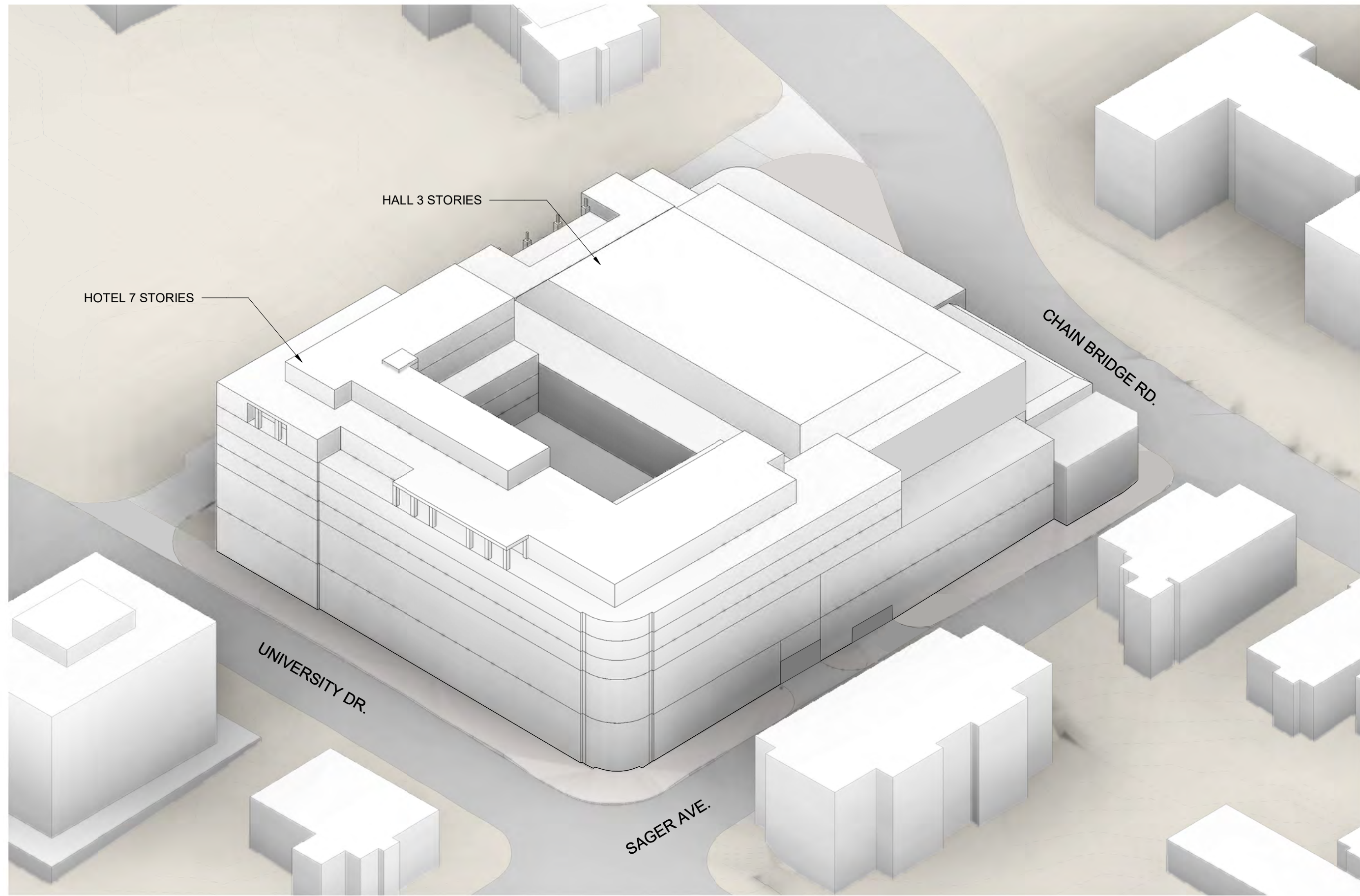
**General Notes:**  
1) Retail door locations and quantities shown for illustrative purposes only and are subject to change based on leasing.



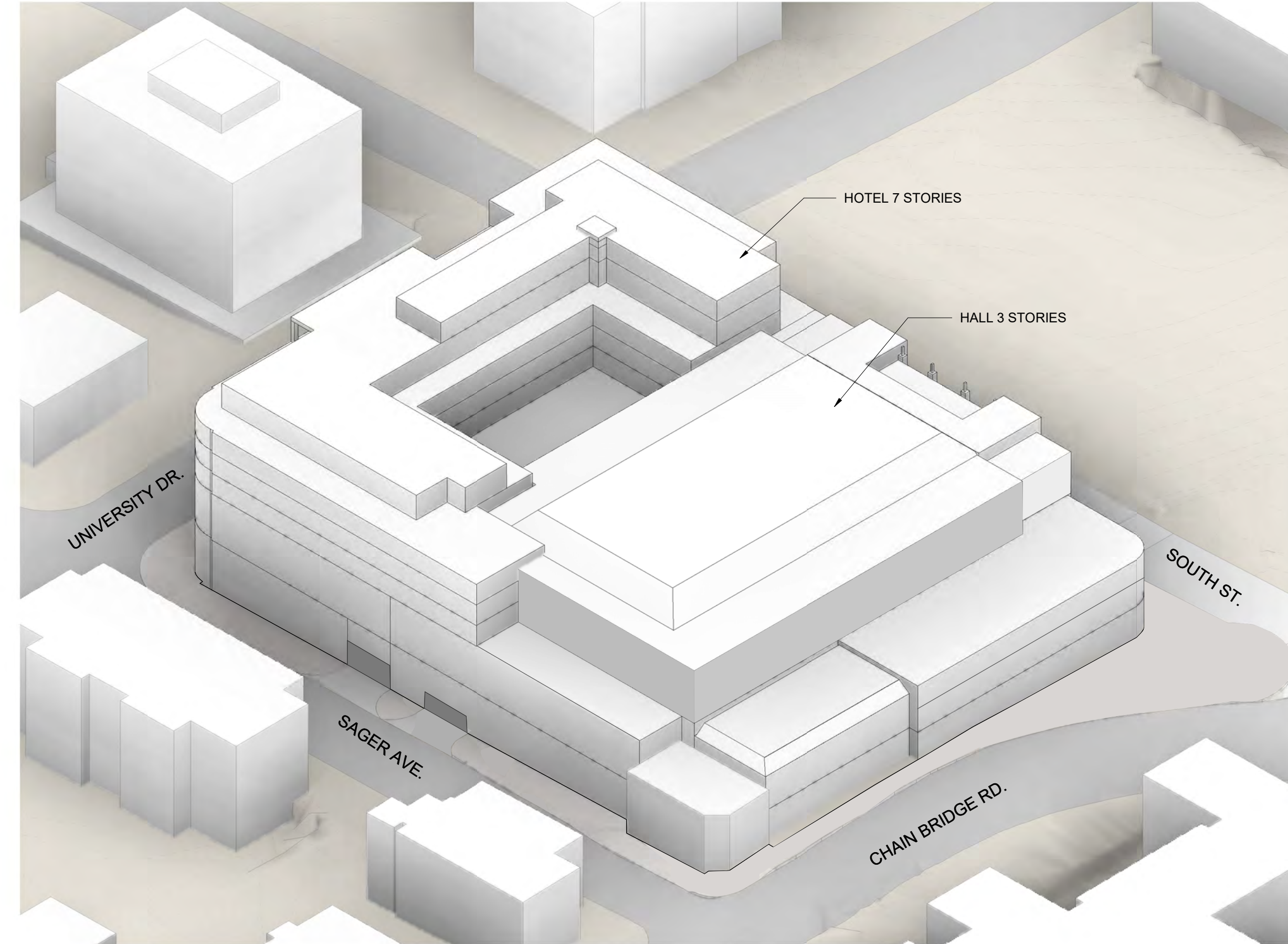
West Exterior Elevation 2  
SCALE: 1/16" = 1'-0" A5.02



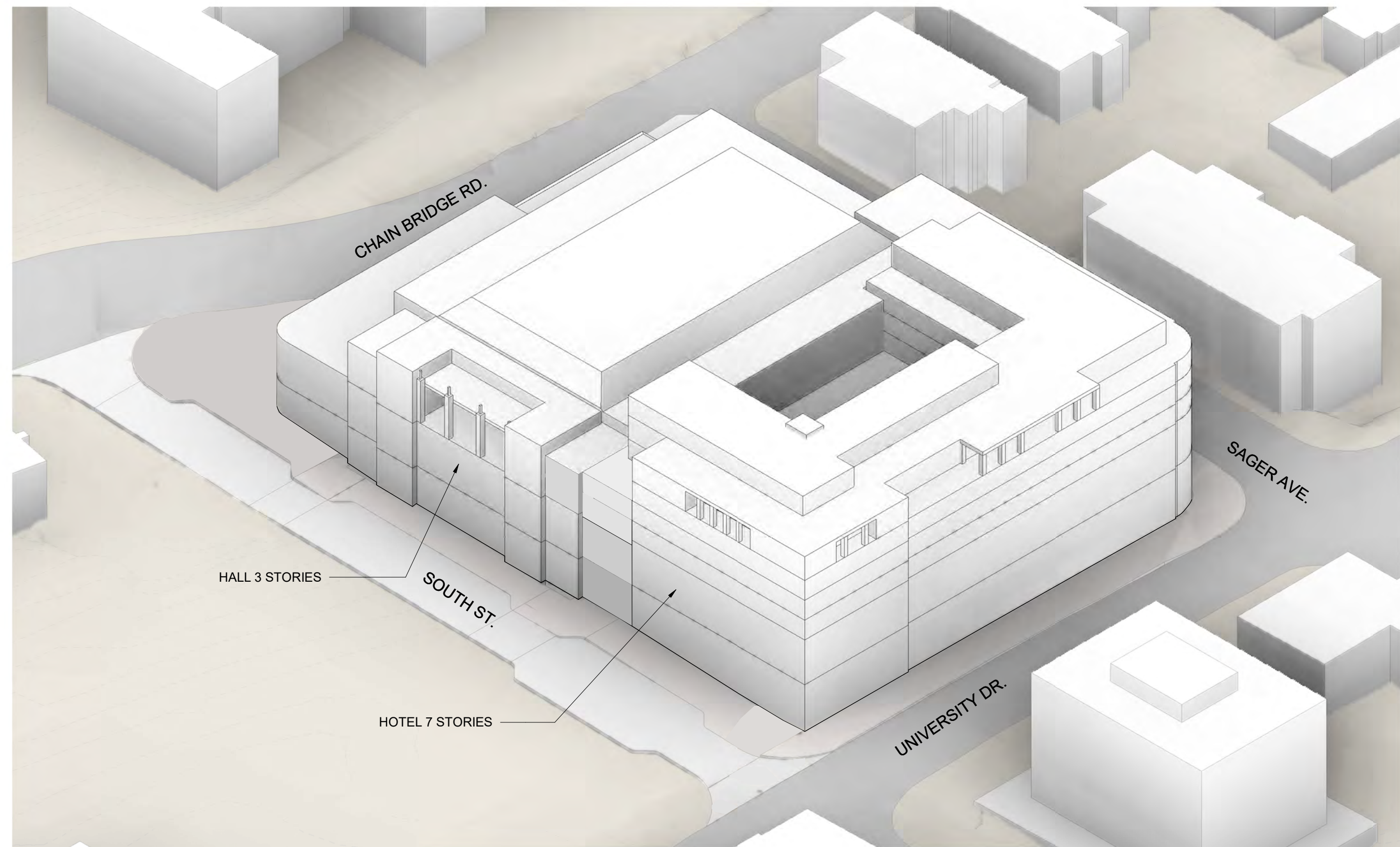
South Exterior Elevation 1  
SCALE: 1/16" = 1'-0" A5.02



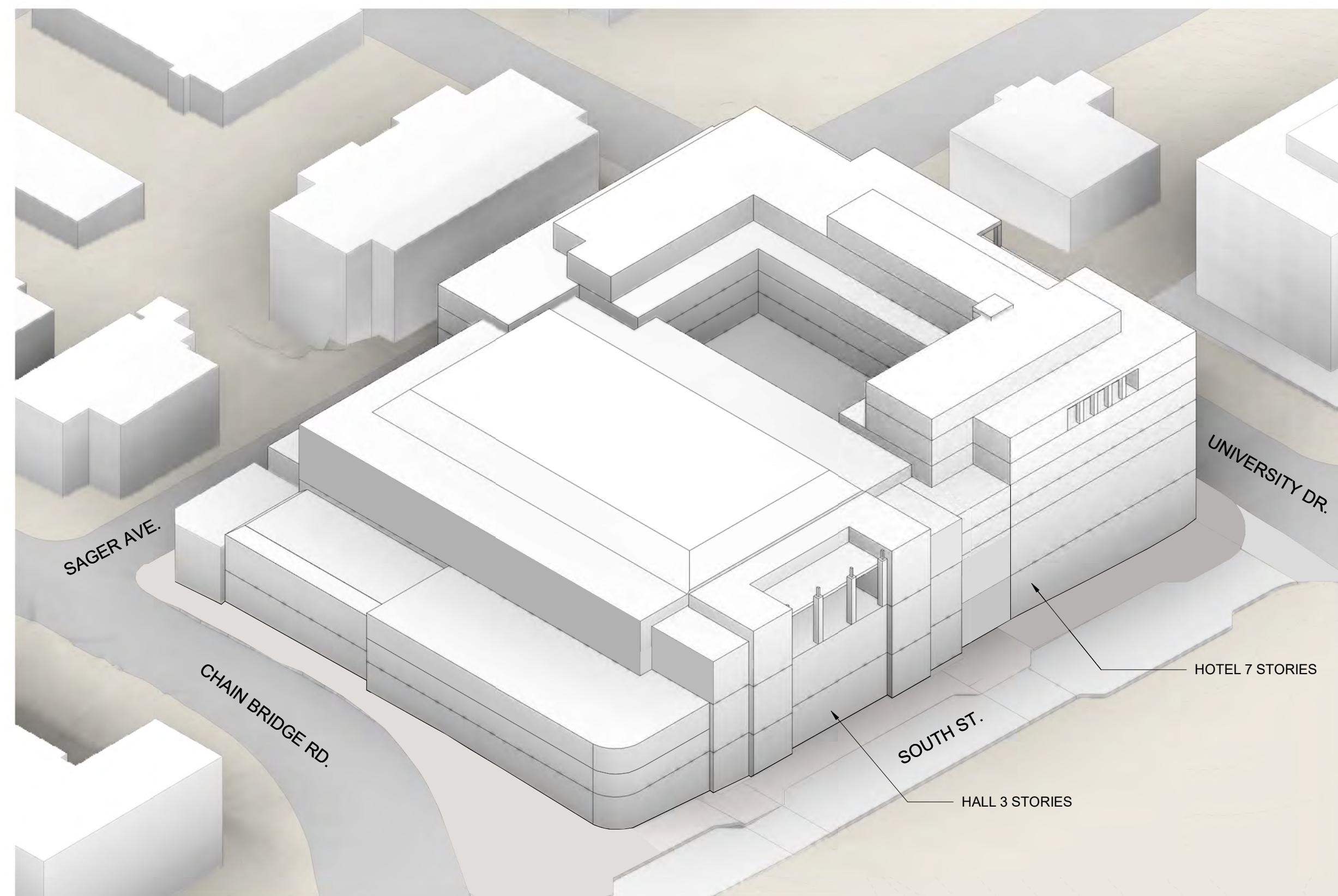
4 3D VIEW FROM NE  
A10.01



2 3D VIEW FROM NW  
A10.01



3 3D VIEW FROM SE  
A10.01



1 3D VIEW FROM SW  
A10.01

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**REVISIONS**

#	DATE	DESCRIPTION

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**ISSUED:** 04/20/23

**SHEET TITLE:**  
AXON VIEWS

**SHEET NO.:**

**A10.01**