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David S. Houston
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June 2, 2023

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

Re: Mantua Professional Center – Redevelopment Proposal
9461-9495 Silver King Court
Parcel ID 58-2-10-001A1
Request for DRT Meeting and Pre-Application Briefings

Dear Mr. Hardin:

Following up on our meeting with you and members of your staff on May 9th, RJL Associates Inc., as the original developer and current title owner of the Mantua Professional Center office buildings, requests the City's consideration of a redevelopment plan to remove the existing office structures and replace them with fourteen townhomes. The subject property is approximately 2.12 acres. Attached for your review are two renderings entitled Contextual Project Exhibit and Conceptual Project Site Layout that depict the location of the townhomes and their relation to the other uses on the property (i.e., the New School and the Enclave residential condominiums).

As we discussed during our meeting, the entitlement process for this redevelopment would include both a Comprehensive Plan Amendment and a Rezoning application from the PD-C to the PD-R zoning district. As noted in the current Land Use chapter of the Comprehensive Plan, the Mantua Professional Center is specifically identified as a location for a possible use modification. The Plan notes that the overall Mantua property was originally approved as an office development in 1975 but only a portion of the approved office buildings were ever constructed. Subsequent changes to the approved plans converted portions of the site to be used as a private school and for multifamily condominiums. The Comprehensive Plan further states that alternative uses for the Mantua office component could include either multifamily or townhomes. Therefore, the Comprehensive Plan Amendment proposed here would implement that recommendation and change the place type to Townhouse/Single-Family Attached Neighborhood.

The rezoning of the subject property to the PD-R zoning district complies with the purposes of this planned development district because the property exceeds two acres and townhomes are a permitted use. The concept plan depicts ample tree canopy and useable open space areas above the minimum requirements, and each of the units has four parking spaces (two garage and two driveway) plus eleven parallel visitor spaces for a total



of 67 spaces. The traffic impact is minimal because the townhomes would generate fewer trips than the existing office uses (approximately 21,566 square feet of floor area).

RJL has concluded that the current office buildings on the property are outdated and outmoded for traditional office tenants. Significant portions of the office space have struggled to find suitable tenants that can pay fair market rents. This results in high vacancy rates and rents below levels that provide a reasonable return. In terms of fiscal benefits to the City, the subject property paid less in real estate taxes in 2022 (\$39,000) than it did in 2012 (\$40,000).

On behalf of RJL, I would request that this project and the conceptual plans be included on the DRT Agenda for June 9th, and for a pre-application review briefing before the Planning Commission on June 26 and the City Council in early July.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'David S. Houston', with a stylized flourish at the end.

David S. Houston

Attachments – Concept Plan Rendering

cc: Jason Sutphin
Paul Nabti
Albert Frederick
Cam Lewis
John Rinaldi