

Applicant's Statement of Intent
4131 Chain Bridge Road

The project is a mixed-use building (market-rate rental apartments, retail, parking) located at 4131 Chain Bridge Road, Fairfax, VA. The site is 117,082 SF in size in current Zone RM and proposed Zone CU, located within the Old Town Fairfax Transition Overlay District.

With a total of five (5) above grade levels in two buildings, Building A and Building B, and three (3) below grade levels, the project is a mid-rise building totaling approximately 559,240 SF. Building A and Building B are separated by the exterior proposed Greenway while the parking levels span the entire site. The construction method will be wood construction and post-tension concrete podiums above grade and conventional concrete below grade. Street level retail area in Building A totals approximately 5,030 SF. The total parking area is approximately 210,070 SF with 510 cars. The total residential area is approximately 349,169 SF with 320 apartments. The Level 1 residential lobby and common area at Building A (approximately 5,207 SF) is accessed from Chain Bridge Road and will be designed by the Owner's Interior Designer during the Design Development Phase and may feature areas like: lobby seating, a mail area, leasing offices, business center and a lounge area opening to the Building A courtyard. The Level 1 residential common area at Building B (approximately 1,708 SF) will also be designed by the Owner's Interior Designer and will open onto an exterior amenity in the Building B courtyard. Both Building A courtyard and Building B courtyard and pool are designed by the Owner's Landscape Architect. The Building B residential lobby and common area (approximately 2,760 SF) located on the P2 Level, are accessed from University Drive and will also be designed by the Owner's Interior Designer. Other amenities include two bicycle storage rooms, a pet spa, residential tenant storage, a fitness room and a terrace on Level 3 of Building B.

The loading for both buildings and the parking garage entrance are accessed off the proposed private alley at the north of the site. Level 1 residential units in both buildings have direct access from the Greenway as well as from the building corridors. Both Building A and Building B corridors also have direct access to the Greenway.

Due to existing site grading with a difference in elevation of approximately 27' down from Level 1 of Building A to the P2 Level of Building B, Building B will have amenity space and residential units in concrete podium construction on Levels P2 and P1. The Building B lobby entrance is located on the P2 Level off of University Drive.

Per the Old Town Fairfax Small Area Plan, Building B is designed with a setback from University Drive at Level 3 allowing the primary building massing to be more compatible with existing townhomes along this street. The perceived massing on University Drive is four levels with three additional levels setback at the terrace from Level 3. The façade design along University Drive employs bay projections that break down the façade into a conventional townhouse module. The design incorporates ground floor unit stoops to provide residents direct access to the street, and further activate the streetscape to promote a pleasant pedestrian experience that is in keeping with the existing residential neighborhood.

The Old Town Fairfax Small Area Plan supports the creation of a shared green way-service street, between Chain Bridge Road and University Drive, that can serve as a community backyard for the new mixed use residential buildings and existing offices. This service street is identified as the Greenway in this project. The proposed Greenway, which is located between the two residential buildings, will be the centerpiece of the project, providing a safe open space for both new residents and the public to enjoy, and will align with future segments to the north and south. A curated public art program to promote local artists' involvement is planned to fully benefit the introduction of the Greenway and its future connection to the adjacent neighborhoods. The new street will function as a shared use service alley bound by walking paths, planting, and entrances to the project's residential units. This use continues the existing character of Old Town, with its numerous unique alleys, while providing the community with a multi-use space. While the design allows for potential vehicular use, it primarily creates a space for pedestrians by including a variety of seating opportunities that encourage residents and neighbors to gather, linger and enjoy this unique public space. See Landscape Architecture drawings for the design of the Greenway.

The Landscape design for this project features the creation of a variety of spaces at the public realm as well as recreational amenity spaces internal to the project to serve the residents. The public realm spaces include improvements to the two sidewalk frontages along Chain Bridge Road and University Drive. The updated streetscape will include brick sidewalks matching the City of Fairfax Old Town sidewalk brick standard specification, as well as the addition of street trees, and planted tree strips or tree pits. The design will respond to the pedestrian needs by providing ADA ramps aligning with the designated crossings. The sidewalk along Chain Bridge will be activated by the building entrance and adjacent retail spaces. The streetscape and site furnishings respond to the Old Town Fairfax guidelines as well as the Old Town Fairfax Small Area Plans. The lobby on University Drive will engage the streetscape with a special paving treatment creating a welcoming entry plaza. The public sidewalks and streetscape lighting will be achieved using street lighting following the City standards. Along the Service Drive building mounted lighting will be used, and catenary lighting will stretch across the Greenway to create a special treatment and differentiate it from the standard streetscapes.

The proposed design addresses several key elements in the City of Fairfax Design Guidelines on the building massing, scale, materiality, articulation of the façade, and ground level treatment in a variety of different ways as depicted in the architectural package at pages 7 and 8. The building façade materials proposed along Chain Bridge Road include light grey brick masonry that is accentuated by two dark-colored bay projections at each end to break down the overall length of the façade. The two bays have been configured independently to create distinct expressions above the retail and for the residential lobby. The double-story ground floor storefront glazing is set in a series of masonry piers and provides ample transparency to the highly visible street. The University Drive façade is composed of a warm, rich red color blend brick masonry, articulated with a series of bay projections in a contrasting dark-color cladding. The bays create a visual rhythm to the composition and break down the façade into a conventional townhouse scale. The

streetscape design further enhances pedestrian experience by the placement of unit entrance stoops and planter walls within the fully landscaped building frontage.

In keeping with the Owner's commitment to Sustainability, the project is targeting a minimum LEED Silver certification. See Schematic Design LEED documents, including the LEEDv4 Scorecard, Water Use Reduction Options, LEED Credit Tracker Spreadsheet and the Schematic Design Energy Model Memo.