

CITY OF FAIRFAX
CITY COUNCIL
JANUARY 28, 2025



DAVIES PROPERTY – 4131 CHAIN BRIDGE ROAD

POST-SUBMISSION WORK SESSION

Z-23-00073
SE-23-00074

Applicant: The Hill, A Davies Family LLC
Representative: David Houston, Attorney

City of Fairfax Development Review Process



Pre-Application Phase

1. Initial developer discussions with CD&P staff.
2. Staff agency review and discussion, meeting with developer.
3. Staff briefing to Planning Commission (2nd meeting of month) then Mayor & City Council (1st meeting of month), feedback on the proposal. PC Chair & Mayor to provide guidance on consensus and whether additional meeting will be required. Proposal summary posted on the Major Projects webpage.
4. Developer advised to begin public outreach.

Post-Submission Phase

1. Staff submission compliance review, application acceptance, routing to agencies and update website.
2. Staff comment letter sent to applicant, copy to Planning Commission, Mayor and City Council.
3. Work Sessions (when necessary). Staff and applicant will present.
4. Resubmissions reviewed by staff agencies. Substantial changes may require additional work sessions.

Public Hearing Phase

1. Optional pre-hearing work session if there are outstanding issues.
2. Public hearings scheduled and advertised; staff reports generated. Status of website update.

Mayor & City Council and Planning Commission may choose to meet with the developer. Each member would update respective group after meetings.

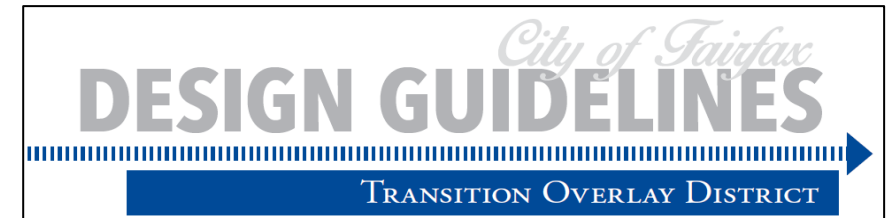
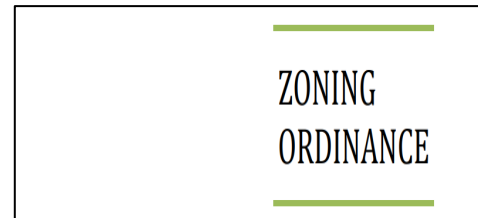
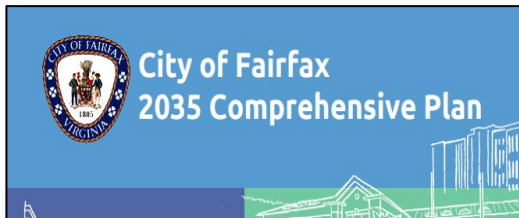
February 23, 2023

Developer is expected to engage the community throughout the process.

Previous Proposals

- 2016: Paradigm Apartment concept plan (Work Session)
- 2017: Paradigm and Craftmark Homes Townhome concept plan (Work Session)
- 2018: Revised townhomes by Paradigm and Craftmark Homes (Withdrawn)
- 2019: Sunrise Senior Living concept plan (Briefings)
- 2021: Revised Sunrise Senior Living concept plan (Briefings)
- 2022-2023: Apartments (TDC Acquisitions, LLC)
- 2024: Owner (The Hill, a Davies Family LLC) as Applicant for apartments with retail and office space (current application)

- Zoning Map Amendment (Rezoning) from RM Residential Medium to CU Commercial Urban while retaining the Old Town Fairfax Transition Overlay District (TOD)
- General Development Plan
- Special Exceptions
- Major Certificate of Appropriateness for architecture and landscaping



Existing Conditions

| Address | Existing Use | Acreage |
|------------------------|--|---------|
| 4131 Chain Bridge Road | 1916 Colonial Revival Style Single-Family Home | 2.69 |



University Drive



Single-Family Home



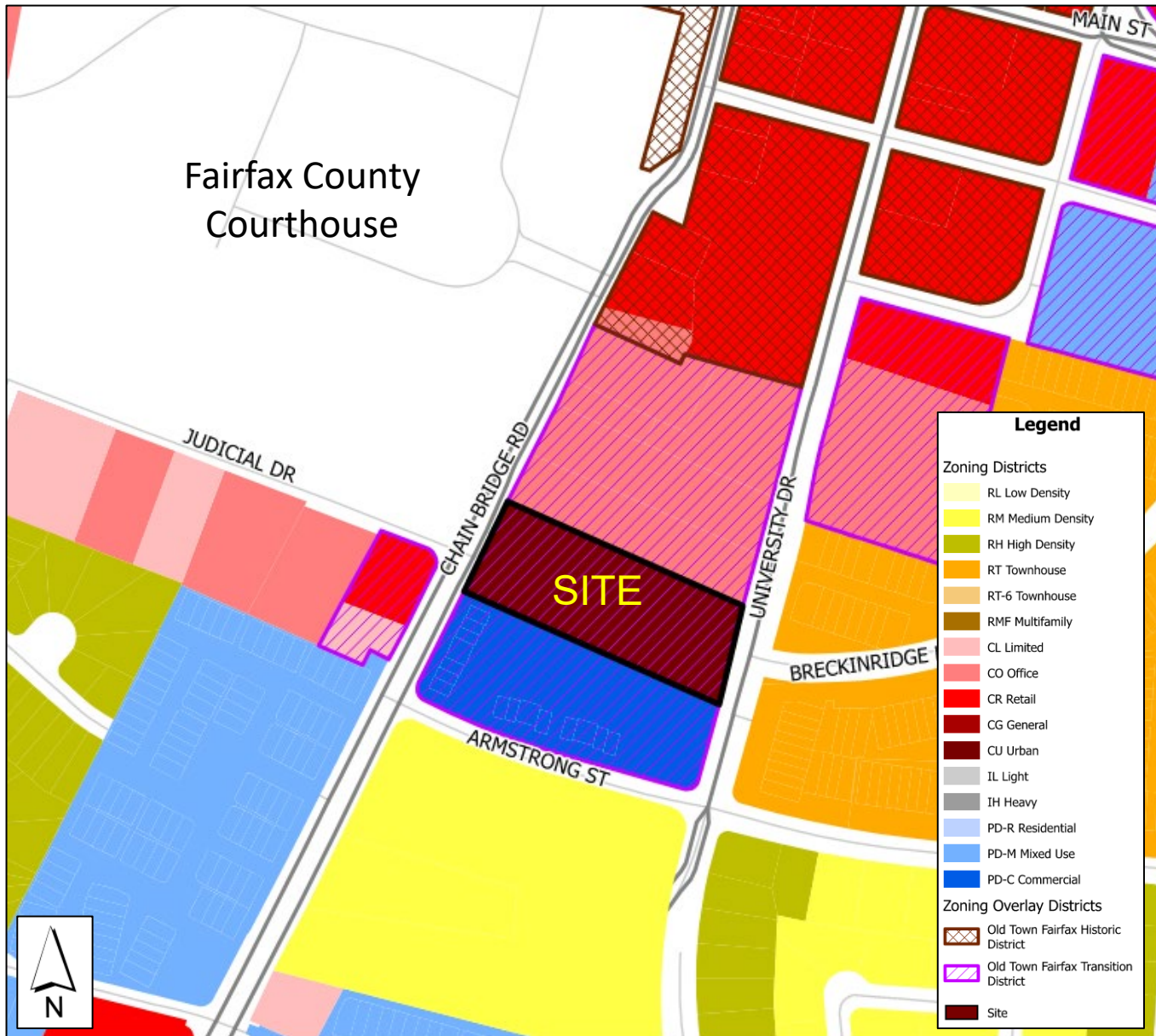
Chain Bridge Road

Location



- East side of Chain Bridge Road at the intersection of Judicial Drive
- West side of University Drive across from Breckinridge Lane
- South of Sager Avenue
- North of Armstrong Street

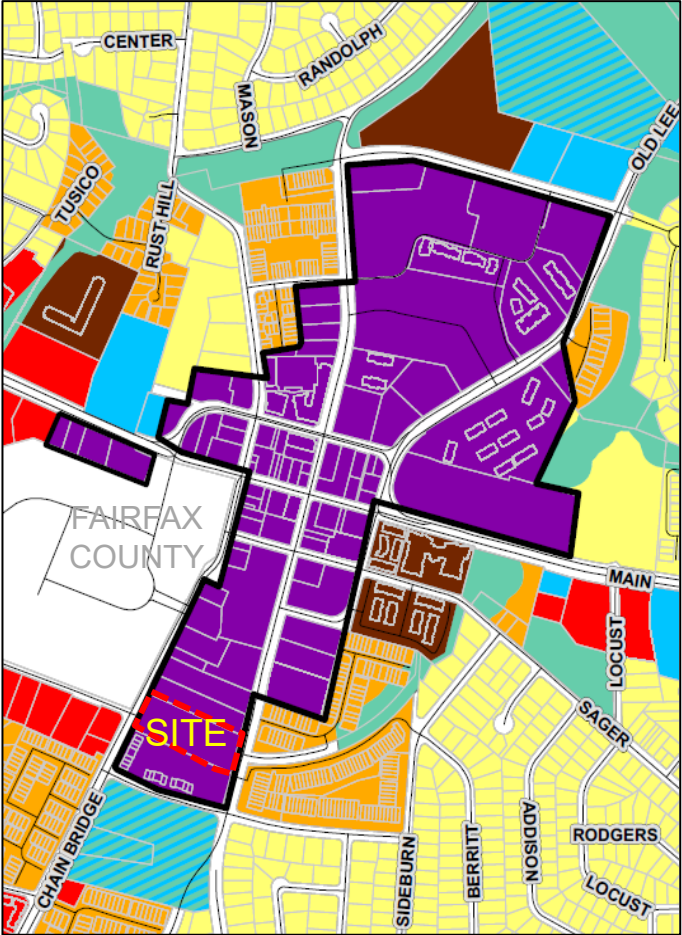
Fairfax County
Courthouse



Land Use Maps

- Activity Center Place Type
- RM Residential Medium district
- CU Commercial Urban in the Old Town Fairfax Transition Overlay District

Comprehensive Plan



- The Activity Center Place Type applies to locations in the City where pedestrian-oriented, mixed-use development is strongly encouraged
- Small Area Plan recommendations will supersede the pre-existing guidance of the Comprehensive Plan
- Old Town Fairfax Small Area Plan was adopted on June 23, 2020

Old Town Fairfax Small Area Plan



Residential

- Increase of 1,250 units
- *276 apartments*

Office

- Increase of 25,000 GSF of new space
- *4,188 +/- GSF proposed*

Retail

- Increase of 60,000 GSF of new space + fill 20,000 GSF of currently vacant retail space
- *6,319 +/- GSF proposed*

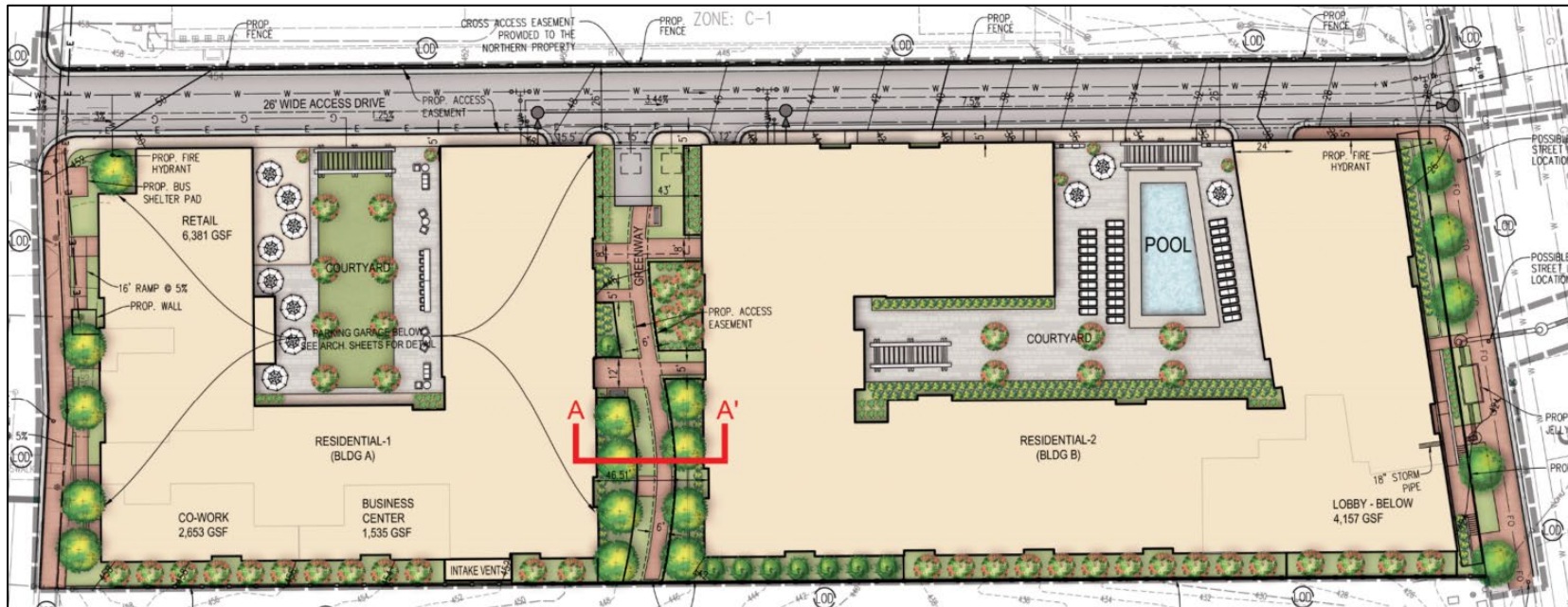
Hotel

- New 100-unit hotel
- *None proposed*

Institutional/Arts

- Increase of 100,000 GSF
- *None proposed*

General Development Plan

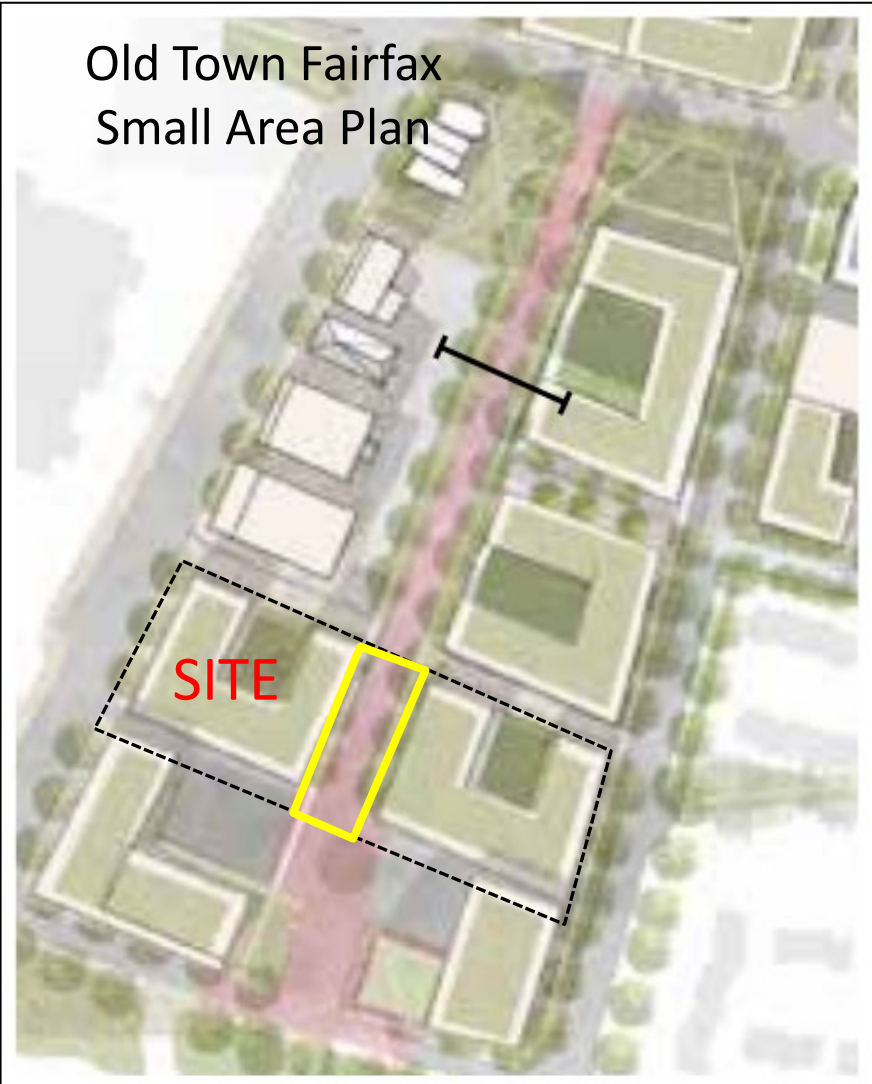


Building A
114 Units

Building B
162 Units

- 276 apartments with amenities
- 6,319 sf ground floor retail
- 4,188 sf ground floor office
- Three-levels of structured parking with 424 spaces
- Private east-west street from University Drive to Chain Bridge Road
- North-South pedestrian path
- 17 affordable dwelling units

Old Town Fairfax
Small Area Plan

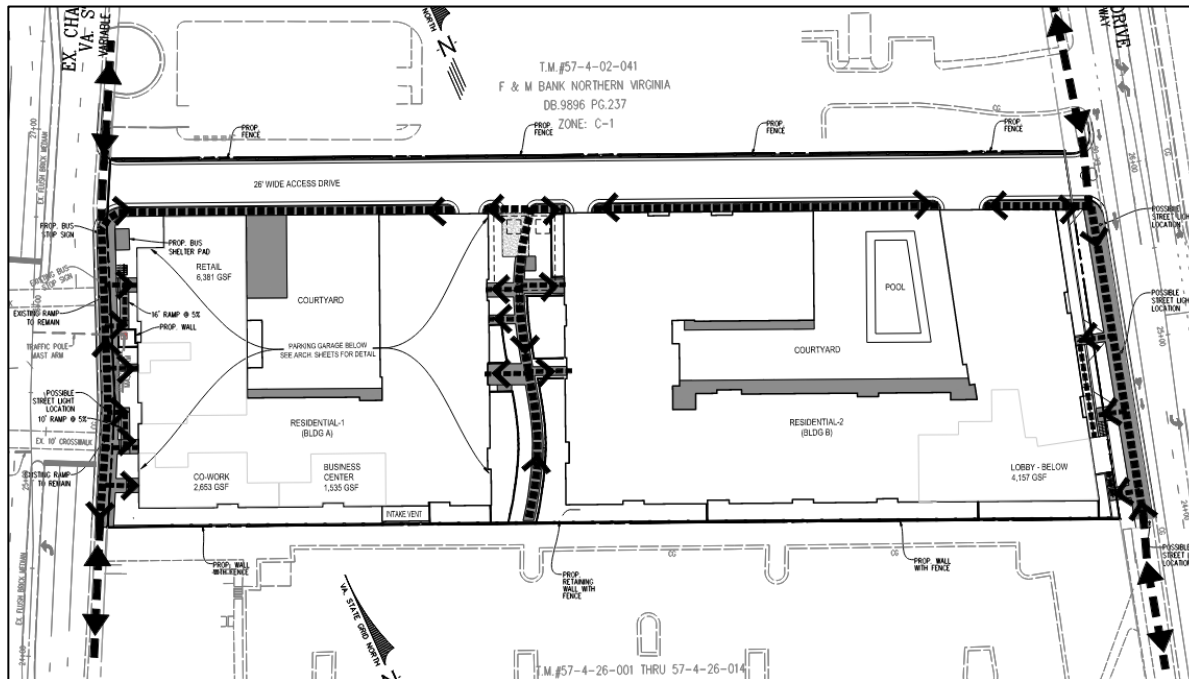


General Development Plan

- Shared green way-service street that can serve as a community backyard for the new mixed-used buildings and existing office units (Old Town Small Area Plan)
 - 43-foot wide public access easement for greenway
 - 6-foot paved path with landscaping and connections to Building A and Building B

Site Circulation

General Development Plan



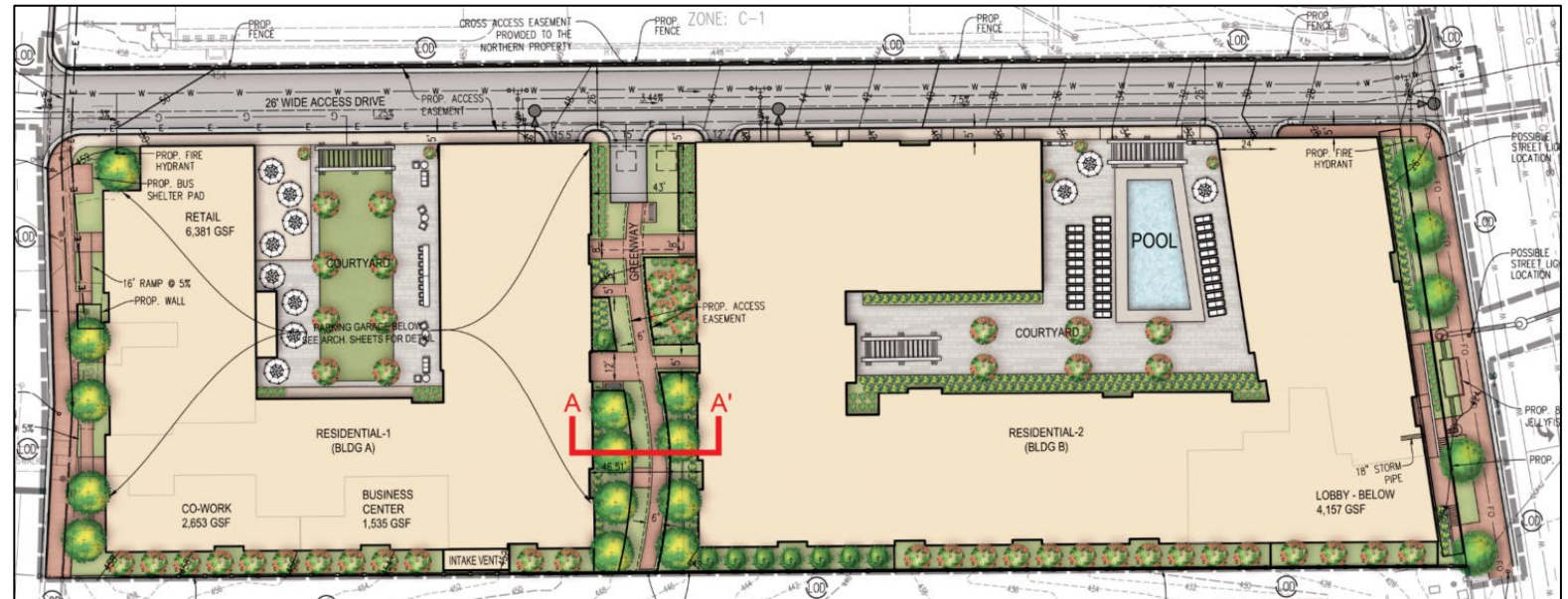
- Vehicular access
 - Proposed east-west private drive with right-in and right-out
 - Entrance from Building B to parking garage
 - Loading zone in Building A and Building B

- Pedestrian access
 - Sidewalk on Chain Bridge Road, University Drive and south side of proposed private alley
 - Proposed pedestrian path in middle of the site connecting to properties to the north and south

Landscape Plan

- The Small Area Plan does contemplate a streetscape including the private drive
 - Applicant is requesting to deviate from Streetscape Standard
 - The applicant proposes:
 - University Drive: 5
 - Chain Bridge Road: 4
 - Proposed Greenway: 8
- (Note: The east-west private street would be designated as a fire lane)

General Development Plan



Transportation Impact

General Development Plan

| Trip Analysis from Scoping Document | | | | | | | | | | |
|-------------------------------------|----------|-------|---------|--------------|-----|-------|--------------|-----|-------|-------------|
| Land Use | ITE Code | Size | Units | AM Peak Hour | | | PM Peak Hour | | | Daily Total |
| | | | | In | Out | Total | In | Out | Total | |
| Current Use | | | | | | | | | | |
| Single-family Detached Home | 210 | 1 | DU | 0 | 1 | 1 | 1 | 0 | 1 | 15 |
| Proposed Uses | | | | | | | | | | |
| Multi-family Housing (Mid-Rise) | 221 | 276 | DU | 25 | 85 | 110 | 66 | 42 | 108 | 1,270 |
| Retail-Shopping Center | 822 | 6,319 | Sq. Ft. | 13 | 8 | 21 | 28 | 28 | 56 | 496 |
| Office | 710 | 4,188 | Sq. Ft. | 10 | 1 | 11 | 2 | 10 | 12 | 73 |
| Total | | | | 48 | 94 | 142 | 96 | 80 | 176 | 1,839 |
| Net Total (Proposed-Existing) | | | | 48 | 93 | 141 | 95 | 80 | 175 | 1,824 |

Board of Architectural Review

General Development Plan



Board of Architectural Review

General Development Plan



Technical Deficiencies with Application

General Development Plan

- Sanitary Sewer Capacity
- TIS
- Utility Plan
- Location of trash truck loading area
- Streetscape
- Off-site trees

Special Exceptions

General Development Plan

1. Section 3.5.1.D to permit less than 75% ground floor non-residential use in a mixed building
2. Section 3.6.2 to permit more than 24 dwelling units per acre
3. Section 3.7.3.C.2 to permit height greater than forty-eight (48) feet
4. Section 3.7.3.E to eliminate the requirement for landscape strip and street trees along the access drive
5. Section 4.3.3.B to eliminate the requirement to provide vehicular access to abutting non-residential properties
6. Section 4.4.4 to eliminate the requirement for a sidewalk on the northern side of the proposed access drive while providing it on the southern side
7. Section 4.5.5. to modify transitional yards
8. Section 4.5.6 to reduce the required canopy coverage from 10% to 5.64%

Planning Commission Comments

- Sanitary Sewer capacity
- Trip generation and number of parking spaces
- Private street width, parking for Uber/Lyft and fire access
- Greenway width and emergency access
- Ground floor commercial on University Drive
- Dumpster location
- Tree canopy percentage
- Architecture and scale of building has improved
- Overall, project has made improved since last submission

- Resubmission of plans and support documentation
- Work Sessions, if necessary
- Public hearings

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