



City of Fairfax, Virginia
City Council Work Session

**PRE-APPLICATION
DEVELOPMENT DISCUSSION**

Agenda Item # 13a

City Council Meeting 9/27/2022

TO: Honorable Mayor and Members of City Council

FROM: Robert A. Stalzer, City Manager *RA Stalzer*

SUBJECT: Pre-application briefing on 3226 & 3250 Old Lee Highway (Circle Gateway Concept)

SUMMARY: The concept plan proposes to develop approximately 16,000 sq. ft. of ground floor commercial with approximately 230 multifamily dwelling units in a proposed 10-story building on 1.64 +/- acres.

COMPREHENSIVE PLAN EVALUATION: Activity Center Place Type

POSSIBLE USES FOR SITE: Upper-story residential/mixed uses with ground floor commercial uses

TRAFFIC IMPACT: TBD

REQUESTED HEIGHT: 10-stories

DENSITY (IF APPLICABLE): 140 du/acre

ADJACENT PROPERTIES: Fairfax Circle Shopping Center to north, south, and west, and Home Depot, medical office, and restaurant to the east

RESPONSIBLE STAFF/POC: Albert Frederick, Senior Planner
Jason Sutphin, Community Development Division Chief
Brooke Hardin, Director of Community Development and Planning

ATTACHMENTS: Briefing
Briefing Letter with Concept Plan

Pre-Application Briefing – City Council

SITE DETAILS

Address: 3226 & 3250 Old Lee Highway

Current Zoning: CR Commercial Retail in Architectural Control Overlay District (ACOD)

Current Use: Vacant Retail

Comprehensive Plan Future Land Use Designation: Activity Center Place Type

Site Area: 1.64 +/- acres

Number of lots: 2

Property Owners: Woodbridge Commons, LLC

Potential Applicant: Carlos M. Montenegro, PC for Aksoylu Properties, LLC



Development Concept:

The concept plan shows the following elements:

- 16,000+/- sq. ft. of ground floor commercial with 230+/- multifamily dwelling units in a proposed 10-story building
- 407+/- total parking spaces within 5-levels of structured parking
- Proposed new street through site connecting Campbell Drive to Old Lee Highway
- Stormwater management may include below grade detention and filtration, planter filters, porous pavement, and roof top filtration

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
- Special Use Permit for upper-story residential/mixed use building
- Special Exceptions for height, density, and parking requirements
- 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 applicant.

Preliminary Feedback: City review agencies have provided the following feedback to the developer. Staff has met with the potential applicant to discuss:

- Consistency with the Comprehensive Plan Activity Center Place Type
 - Maximum density of 48 du/acre
 - Height of 5 stories/60 feet
- Consistency with Multi-Modal Plan
- The Technical Assistance Panel study (TAP) from the Urban Land Institute (ULI) undertaken in partnership with the city to explore the development potential of the southwest quadrant of the Fairfax Circle Activity Center and upcoming Small Area Plan for the entire activity center
- Zoning requirements for CU Commercial Urban
 - Maximum density of 20 du/acre (24 du/acre – Affordable Dwelling Unit)
 - Maximum height of 5 stories/60 feet
 - 50% build-to line with 15-foot maximum front setback
 - Maximum building coverage – 80%
 - Maximum lot coverage – 100%
- Parking Requirements
 - Upper story residential/mixed use buildings: 1.25 spaces per efficiency unit; 1.5 spaces per 1 bedroom unit; 2 spaces per 2 or more bedroom units
 - Retail/Restaurants: 1 space per 200 sq. ft. of floor area
- Affordable Dwelling Units (minimum requirement of 6%) – 14 units
- Staff supports the concept of extending Old Pickett to connect the street grid. Potential connections to both Spring and Campbell are shown in the Fairfax Circle Vision and Intersection Concepts.
- Public or private street (to be determined). Connecting the street underneath the building will require additional consideration of impacts to fire access, maintenance, deliveries, etc.
- There should be good pedestrian routes on all sides of the building as well as along Old Lee Highway and the new road. Some areas appear to lack connectivity or potentially conflict with parking. Should extend pedestrian improvement to complement Old Lee Highway Multimodal Improvements project.
- Provide a direct connection from building to public transit stops.
- Provide a separation between pedestrians and motorists.
- A Capital Bikeshare station at or near this development could be a good option to complement the existing public transit and other transportation options.
- Staff recommends transportation demand management (TDM) strategies.
- A sanitary sewer capacity analysis to the trunk main would need to be provided.
- Storm sewer analysis should consider that downstream sewers are in the floodplain and may be inundated during storms under that intensity.
- GIS data shows a storm sewer running through the 3226 and 3220 parcels that carries flows from Fairfax Blvd. Staff recommends a utility survey be conducted to verify the existing layout, and if necessary, rerouting of this storm sewer be considered early in the design.

- Staff recommends a soil study early in the design process if infiltration practices are proposed due to proximity to the floodplain and potential for high ground water table.
- Provide more information on the concept of a stacked stormwater management.
- Where Old Pickett Road extends through the building/project it will need to be designated fire lane (city street).
- The parking drive lane of the adjoining shopping center (southwest) will need to be designated fire lane and be a minimum of 20 feet wide.
- There will likely need to be new fire hydrants added.
- The northeast retail does not appear to have a loading/delivery area. Parking for delivery cannot occur on Old Lee Highway or Old Pickett Road.

Summary of Planning Commission feedback (Pre-Application Briefing on 9/12/22):

- Height and elevation are a concern/need further evaluation with proposed 10-story building in relationship to other buildings in area
- What are the environmental impacts to the floodplain and resource protection area to the south?
- Opportunities to consolidate with adjacent properties
- Multimodal transportation
- Road design with proposed connecting street from Campbell Drive to Old Lee Highway
- Affordable Dwelling Unit ordinance

Attachments: Includes submission materials received from the potential applicant:

1. Briefing Letter and Concept Plan

Circle Gateway

Owner/Developer: Aksoylu Properties, LLC

Aksoylu Properties, LLC and its affiliate companies is a regional full service real estate firm located in Northern Virginia whose roots can be traced back to the 1980s. Since its founding, the patriarch of the family, Ahmet Aksoylu, has guided the office and grown its capabilities into a first class fully integrated firm capable of acquiring, developing, constructing, financing, and operating an array of assets spanning the mixed-use, office, retail, residential, hospitality, and industrial sectors. Aksoylu Properties currently owns and operates close to 1 million square feet of commercial and residential property with an additional 2 million square feet of owned property in development.

The Development Team:

- Owner/Developer: Woodbridge Commons, LLC
- Architect: Davis, Carter, Scott Ltd.
- Civil Engineer: Urban Engineering and Associates, Ltd.
- Traffic Engineer: Gorove/Slade Associates
- Environmental Engineer: Geo-Technology Associates, Inc.
- Geotechnical Engineer: Geo-Technology Associates, Inc.
- Land Use Attorney: Carlos M. Montenegro, PC
- Special Counsel: John E. Carter, PC

The Development Proposal: Circle Gateway

Woodbridge Commons, LLC an affiliate of Aksoylu Properties, LLC, recently purchased the following two parcels totaling 1.64 acres and located just southwest of Fairfax Circle:

- 3226 Old Lee Highway – formerly tenanted by 7-11
- 3250 Old Lee Highway – formerly tenanted by Lotte

Mr. Aksoylu shares in the City's vision, as outlined in the Comprehensive Plan, to transform the Fairfax Circle neighborhood into an around the clock active center replete with a mix of uses that will foster and anchor a unique sense of place supporting the needs of our diverse and inclusive community. We will work with the City to accomplish our shared objectives, including:

- Removing two existing aged and blighted structures; and
- Redeveloping the property into a high-quality mixed-use project ("**Circle Gateway**") including approximately sixteen thousand (16,000) square feet of street front restaurants and retail uses, plus two hundred and thirty (230) multi-family apartment homes, with a structured parking facility to support the program.

To achieve this vision, Circle Gateway proposes several key ideas that include:

- I. **A Sense of Arrival and Identity.** Promoting and emphasizing the sense of "place" and attractiveness of this portion of Fairfax City.

II. A Balance of Uses. The existing car reliant single use development characteristic of the mid-twentieth century is not responsive to the implementation of the varied forms of transportation now available and warrants replacement with a vibrant mix of uses that will create a sense of place, foster activity throughout the day and evening, reduce single-use peak traffic, and revitalize and sustain our environment.

III. A Creation of a Grid of Streets. Historically, the east side of our City has struggled to integrate a street grid that provides much need connectivity between neighborhoods and places of entertainment and service. Circle Gateway promotes a new connected active street network by functionally extending Old Picket Road through the property to facilitate the much-desired extension to Campbell Drive to the North.

IV. An Equitable and Inclusive Housing Offering. By providing a high-quality housing choice to the community, Circle Gateway can meet the needs of a variety of households regardless of their socio-economic status, age, and physical needs. The inclusion of the proposed residential component is central, if not critical, to the creation of an active and energetic destination in the Fairfax Circle neighborhood.

V. An Active Street Front. Activating both Old Lee Highway and the new extension of Old Picket Road requires that both the vertical and horizontal design components interact in an exciting and cohesive manner. Pedestrian friendly sidewalks with attractive hardscapes adjacent to translucent storefronts with lofty ceilings will promote an energetic ground floor plane.

VI. A Sustainable Design. The current condition of the property is almost 100% impervious. Through the use of a variety of low impact development techniques, Circle Gateway will deploy a stacked best management practice that, subject to final engineering, may include below grade filtration, planter filters, porous pavement, roof top filtration and below grade manufactured detention devices to both (i) decrease the storm water discharge from the site while assuring adequate outfall to the existing floodplain located to the South, and (ii) improve the quality of water leaving the site such that the downstream environment can thrive.

In summary, if we collectively commit to the aforementioned key ideas than we are confident that Circle Gateway shall be successful on all fronts. As is necessary, redevelopment of infill properties requires innovative thinking and a development party who shares and believes in the City's vision and planning principles. It is also important to recognize, that the project has been thoughtfully conceptualized to be realized today and thus catalyze further harmonious development within the neighborhood activity center.





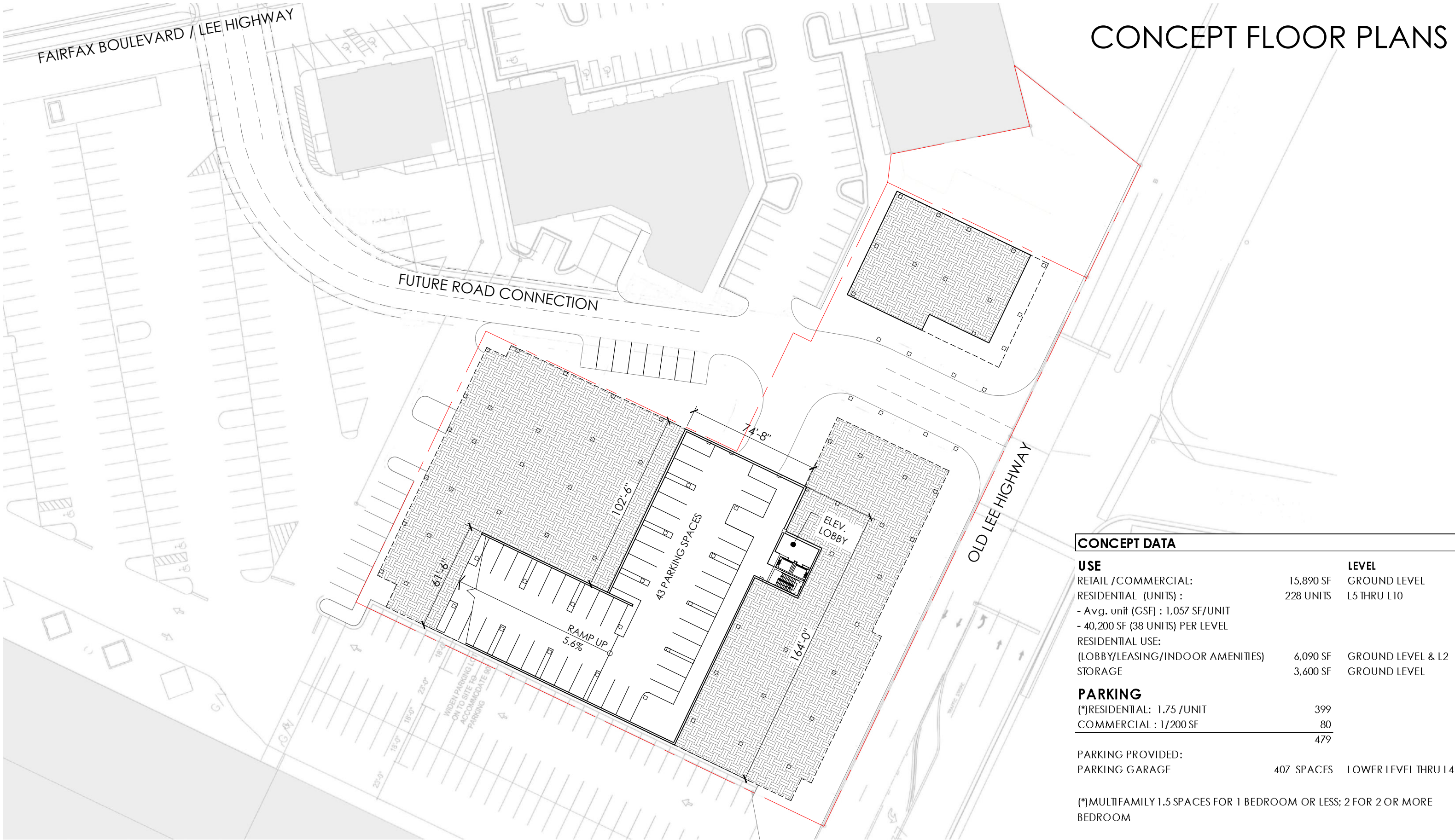


CIRCLE GATEWAY

RESTAURANT

RESTAURANT

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CONCEPT FLOOR PLANS

CONCEPT DATA

USE		LEVEL
RETAIL / COMMERCIAL:	15,890 SF	GROUND LEVEL
RESIDENTIAL (UNITS) :	228 UNITS	L5 THRU L10
- Avg. unit (GSF) : 1,057 SF/UNIT		
- 40,200 SF (38 UNITS) PER LEVEL		
RESIDENTIAL USE:		
(LOBBY/LEASING/INDOOR AMENITIES)	6,090 SF	GROUND LEVEL & L2
STORAGE	3,600 SF	GROUND LEVEL

PARKING	
(*)RESIDENTIAL: 1.75 /UNIT	399
COMMERCIAL : 1/200 SF	80
	479

PARKING PROVIDED:	
PARKING GARAGE	407 SPACES LOWER LEVEL THRU L4

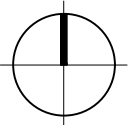
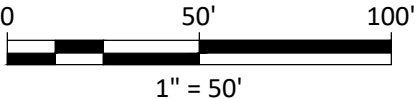
(*)MULTIFAMILY 1.5 SPACES FOR 1 BEDROOM OR LESS; 2 FOR 2 OR MORE BEDROOM



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LOWER LEVEL PLAN A0

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CONCEPT FLOOR PLANS



CONCEPT DATA

USE		LEVEL
RETAIL / COMMERCIAL:	15,890 SF	GROUND LEVEL
RESIDENTIAL (UNITS) :	228 UNITS	L5 THRU L10
- Avg. unit (GSF) : 1,057 SF/UNIT		
- 40,200 SF (38 UNITS) PER LEVEL		
RESIDENTIAL USE:		
(LOBBY/LEASING/INDOOR AMENITIES)	6,090 SF	GROUND LEVEL & L2
STORAGE	3,600 SF	GROUND LEVEL
PARKING		
(*)RESIDENTIAL: 1.75 /UNIT	399	
COMMERCIAL : 1/200 SF	80	
	479	

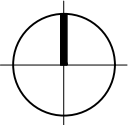
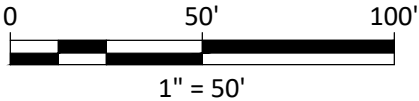
PARKING PROVIDED:
PARKING GARAGE 407 SPACES LOWER LEVEL THRU L4

(*)MULTIFAMILY 1.5 SPACES FOR 1 BEDROOM OR LESS; 2 FOR 2 OR MORE BEDROOM



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LOWER LEVEL PLAN A1



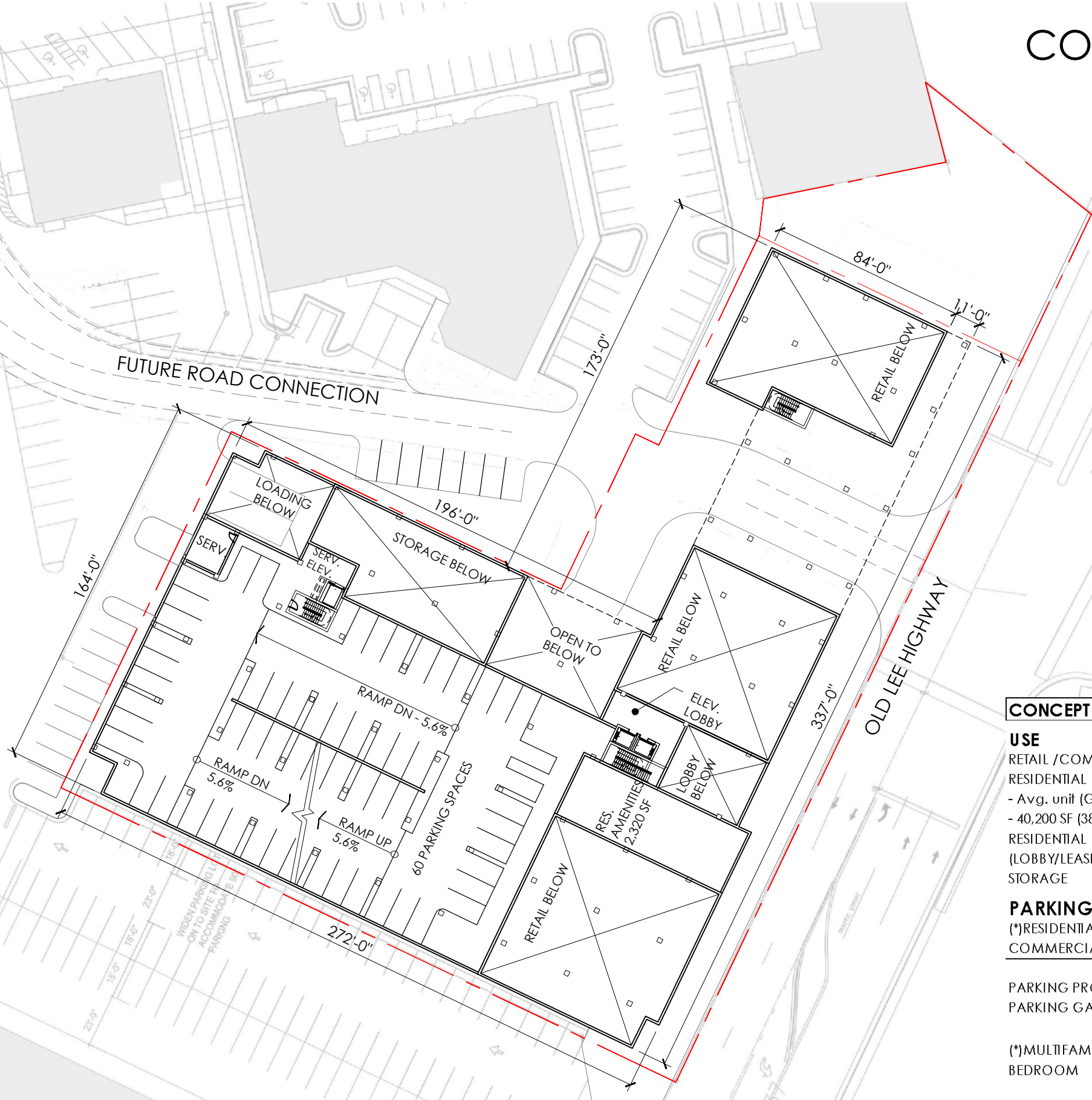
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FAIRFAX BOULEVARD / LEE HIGHWAY

CONCEPT FLOOR PLANS

FUTURE ROAD CONNECTION



CONCEPT DATA

USE		LEVEL
RETAIL / COMMERCIAL:	15,890 SF	GROUND LEVEL
RESIDENTIAL (UNITS):	228 UNITS	L5 THRU L10
- Avg. unit (GSF) : 1,057 SF/UNIT		
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RESIDENTIAL USE:		
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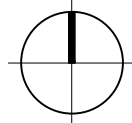
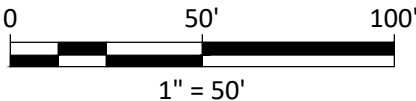
PARKING PROVIDED:
PARKING GARAGE 407 SPACES LOWER LEVEL THRU L4

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2ND LEVEL PLAN A2



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FAIRFAX BOULEVARD / LEE HIGHWAY

CONCEPT FLOOR PLANS

FUTURE ROAD CONNECTION

OLD LEE HIGHWAY

CONCEPT DATA

USE		LEVEL
RETAIL / COMMERCIAL:	15,890 SF	GROUND LEVEL
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PARKING		
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PARKING PROVIDED:		
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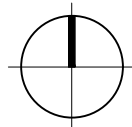
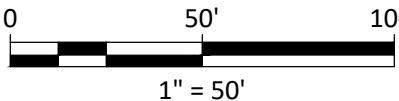
(*)MULTIFAMILY 1.5 SPACES FOR 1 BEDROOM OR LESS; 2 FOR 2 OR MORE BEDROOM

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3RD LEVEL PLAN A3



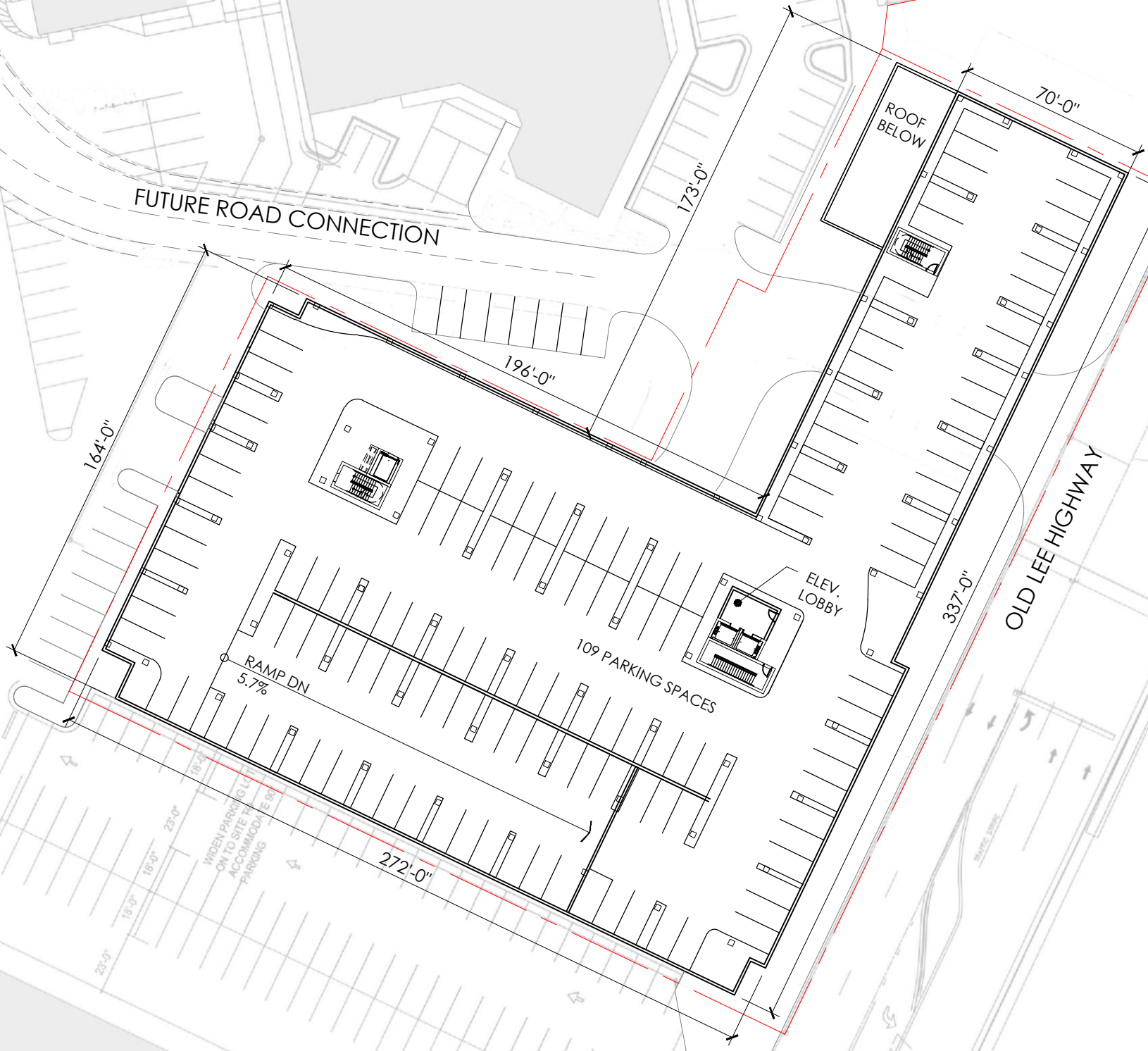
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FAIRFAX BOULEVARD / LEE HIGHWAY

CONCEPT FLOOR PLANS

FUTURE ROAD CONNECTION

OLD LEE HIGHWAY



CONCEPT DATA

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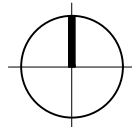
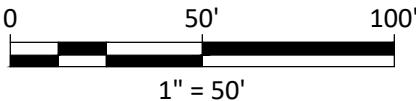
PARKING PROVIDED:
PARKING GARAGE 407 SPACES LOWER LEVEL THRU L4

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4TH LEVEL PLAN A4



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FAIRFAX BOULEVARD / LEE HIGHWAY

CONCEPT FLOOR PLANS

FUTURE ROAD CONNECTION

164'-0"

RESIDENTIAL 40,200 SF (38 UNITS) PER LEVEL
AVG. UNIT GSF = 1,057 SF PER UNIT

196'-0"

173'-0"

ROOF BELOW

318'-0"

OLD LEE HIGHWAY

COURTYARD

POOL

70'-0"

114'-0"

70'-0"

19'-0"

CONCEPT DATA

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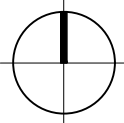
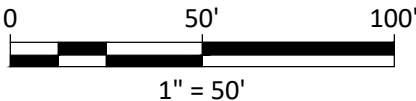
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TYPICAL LEVEL PLAN 5-10 A5



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