

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 – Christopher at Fairfax City
4085, 4101-4103 Chain Bridge Road



Meeting
Date: January 27, 2025

The attached documents are inclusive of materials for the Planning Commission pre-application briefing on the above-referenced items, including a briefing with a narrative and conceptual plan. The site is located at 4085, 4101-4103 Chain Bridge Road on the east side of Chain Bridge Road, west of University Drive, north of the former BB&T bank branch, and south of Truist Bank and Sager Avenue. 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 to develop office and retail space, Multifamily (Apartments), structured and surface parking, pedestrian path, a plaza and a private drive on 2.52 +/- acres. The plan concept also shows seven (7) stories along Chain Bridge Road and 6+ stories with a step back on Level 1, Level 4 and Level 5 along University Drive. The proposal would require a Rezoning from CO Commercial Office to CU Commercial Urban in the Old Town Fairfax Transition Overlay District (TOD), General Development Plan, Special Use Permit for an upper story residential/mixed use and multifamily, Special Exceptions for height and density, and a Major Certificate of Appropriateness for architecture and landscaping. Additional applications may be required based on final design if an application is submitted. Further detail is provided within the attached staff report. A fiscal impact analysis has not been conducted at this time.

Pre-Application Briefing – Planning Commission

SITE DETAILS

Address: 4085, 4101-4103 Chain Bridge Road

Current Zoning: CO Commercial Office in the Old Town Fairfax Transition Overlay District (TOD)

Current Use: Office

Comprehensive Plan Future Land Use

Designation: Activity Center Place Type in Old Town Small Area Plan

Site Area: 2.52 +/- acres

Number of lots: 3

Property Owners: Jointly managed with three separate ownership entities

Potential Applicant: The Christopher Companies



Existing Conditions:

- 11,340 square foot office building was constructed in 1960
- 25,194 square foot office building was constructed in 1968
- 48,000 square foot office building was constructed in 1978

Development Concept:

The concept plan shows the following elements:

- 257 multifamily units
- 26,391 square feet of office
- 7,395 square feet of retail
- 4,465 square feet of amenity area
- Seven (7) stories along Chain Bridge Road and 6+ stories with a step back on Floor 1, Floor 4 and Floor 5 along University Drive
- 502 parking spaces provided in structured and surface parking
- North-South pedestrian path, plaza and an east-west private drive with parallel spaces

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 CO Commercial Office to CU Commercial Urban in the Old Town Fairfax Transition Overlay District (TOD)
- General Development Plan

- Special Use Permit for an upper-story residential/mixed use and multifamily
- Special Exceptions for height and density
- 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:

- Small Area Plan recommends building heights of five stories on Chain Bridge Road and four stories on University Drive
- Incorporate greenway into project design consistent with Small Area Plan
- Consider sustainable landscaping with a mix of plant types and sizes with a preference for native plants
- Street trees should be street side per the Comprehensive Plan Streetscape Design
- Refer to soil volume requirements in the Tree Preservation and Landscaping Guide
- Sidewalks on east-west private street
- 26 feet is the minimum street width
- Slope of site may be a challenge for sidewalks and ladder truck
- Transportation Impact Statement (TIS) is required
- Vehicular access points require a minimum separation of 50 feet including loading areas and garages
- Water and sewer capacity study
- Retention of existing office tenants
- Retail and restaurant visibility from Chain Bridge Road

Attachments: Includes submission materials received from the potential applicant:

1. Pre-Application Project Narrative
2. Pre-Application Concept Plan

Pre-Application Narrative for 4085, 4101 and 4103 Chain Bridge Rd., Fairfax City, VA 22030

Introduction

The Christopher Companies (“Christopher”), a local homebuilding company founded in 1974, is the contract purchaser of three properties located at 4085, 4101 and 4103 Chain Bridge Road totaling 2.52 acres. The property located at 4085 contains .8554 acres and is improved with a 6-story office building built in 1968 containing 25,194 square feet. The property located at 4101 Chain Bridge Road contains .2958 acres and is improved with a 3-story office building built in 1960 containing 11,340 square feet. The property located at 4103 Chain Bridge Road contains 1.3691 acres and is improved with a 5-story office building built in 1978 containing 48,000 square feet. The topography of the site is relatively significant, falling approximately 20’ from Chain Bridge Road to University Drive, an approximate 10% grade differential.

Small Area Plan Recommendations

The Subject Property is located within the boundaries of the Old Town Fairfax Activity Center and the Old Town South area as described in The Old Town Small Area Plan (the “SAP”) adopted 6/23/20. The Old Town Small Area Plan provides guidance for the new development including desired mix of uses, recommended height and density, building typologies, street locations, multi-modal connections, infrastructure improvements, parking and open space. A key planning recommendation for the Old Town South area is the creation of a green way – service street (the “Greenway”) that will run between and parallel to Chain Bridge Road and University Drive that can serve as a community backyard for the new mixed-use buildings. The plan recommends a tailored approach to height limits by establishing a lower height limit setback of 4 stories closer to adjacent residential communities. Areas not close to adjacent residential structures are recommended to have a 6- story height limit. The plan encourages a mixed-use activity center that centers and anchors the surrounding communities. As stated in the plan, “Transitioning to a more balanced mix of uses will help create a better sense of place, bring more activity around the clock, potentially reduce single-use peak traffic and help create more dynamic public spaces. The existing offices would be greatly enhanced by additional daytime retail, including restaurants, and a larger nearby residential population.”

Christopher @ Fairfax City

Christopher @ Fairfax City is a proposed mixed-use development including retail, office and apartments. The development will feature a 5-story building over a 2-story high retail/amenity space at street level with 2 levels of underground parking garage along Chain Bridge Road, transitioning to a 3-story building over 2 level townhomes along University Drive. The entry from Chain Bridge Road passes under a third level bridge connecting Buildings 1 and 3 before opening into an expansive internal courtyard. This is the central hub of the project – inviting pedestrians and visitors into a spacious outdoor plaza providing the opportunity for al fresco dining and additional retail space as well as lobbies

for the 2-story office complex and residential buildings. An auto court provides limited retail parking while also allowing for emergency vehicle access.

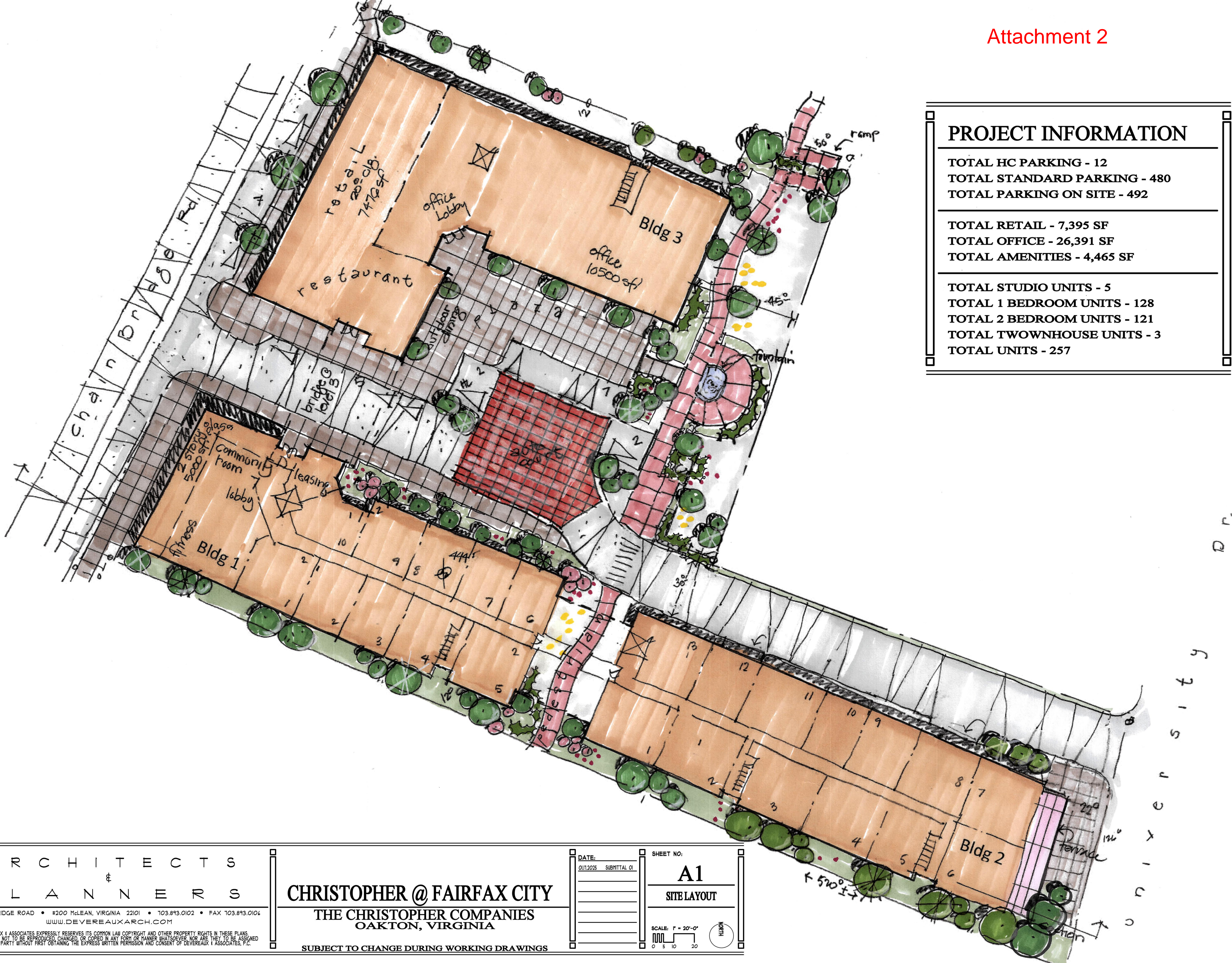
Another important component is The Greenway which links this internal courtyard with future development areas located north and south of the property. This is a pedestrian and community oriented space lined with trees and plantings along with unique paving materials and benches as it meanders through the property. It also features a bridge on its south entry which links Buildings 1 and 2 at the second level.

The University Drive entry will provide primary vehicular access to the property. Cars entering the development from University Drive will be able to access the two levels of parking garage from the main travel way or continue to the ground level plaza on Chain Bridge Road. Building 2 will feature two-story residential townhomes along University Drive to provide compatibility with the residential townhouse units located on the east side of University Drive. The apartments above step back a total of four times, transitioning in height from University Drive towards Chain Bridge Road.

In total, the project will contain 254 apartments and 3 townhouses along with 26,391 square feet of office, 7,395 square feet of retail and 4,465 square feet of amenity area.

Substantial Conformance With The Comprehensive Plan

The proposed development is in substantial conformance with the Comprehensive Plan (the "Plan"), as it advances several of the Plan's stated objectives. The mixed-use development will contribute to the creation of a balanced activity center, thereby advancing one of the five Key Ideas of the SAP. The introduction of a larger residential population along with retail, restaurants, and office space will greatly enhance the existing neighborhood and the City of Fairfax as a whole - providing active streets and public amenities. Along with the interior courtyard, this project becomes a destination place. Furthermore, The Greenway will function as a shared pedestrian alley with a public walking path linking the block to the courtyard within and creating a pedestrian connected network. 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 buildings exceed the recommended height in the SAP due, in part, to the significant topography of the site, its unique location adjacent to the Judicial Complex and in proximity to some of the tallest building in the City makes it appropriate in the context of the surrounding area. Fairfax County ultimately intends to develop the Judicial Complex with a number of buildings, the heights of which are currently unknown. Given that there are very few residential buildings in the vicinity of the Subject Property to be adversely impacted, the additional height in this area is appropriate. The proposed development will provide the City with a signature mixed-use project as envisioned by the comprehensive plan.



PROJECT INFORMATION

TOTAL HC PARKING - 12
TOTAL STANDARD PARKING - 480
TOTAL PARKING ON SITE - 492

TOTAL RETAIL - 7,395 SF
TOTAL OFFICE - 26,391 SF
TOTAL AMENITIES - 4,465 SF

TOTAL STUDIO UNITS - 5
TOTAL 1 BEDROOM UNITS - 128
TOTAL 2 BEDROOM UNITS - 121
TOTAL TOWNHOUSE UNITS - 3
TOTAL UNITS - 257



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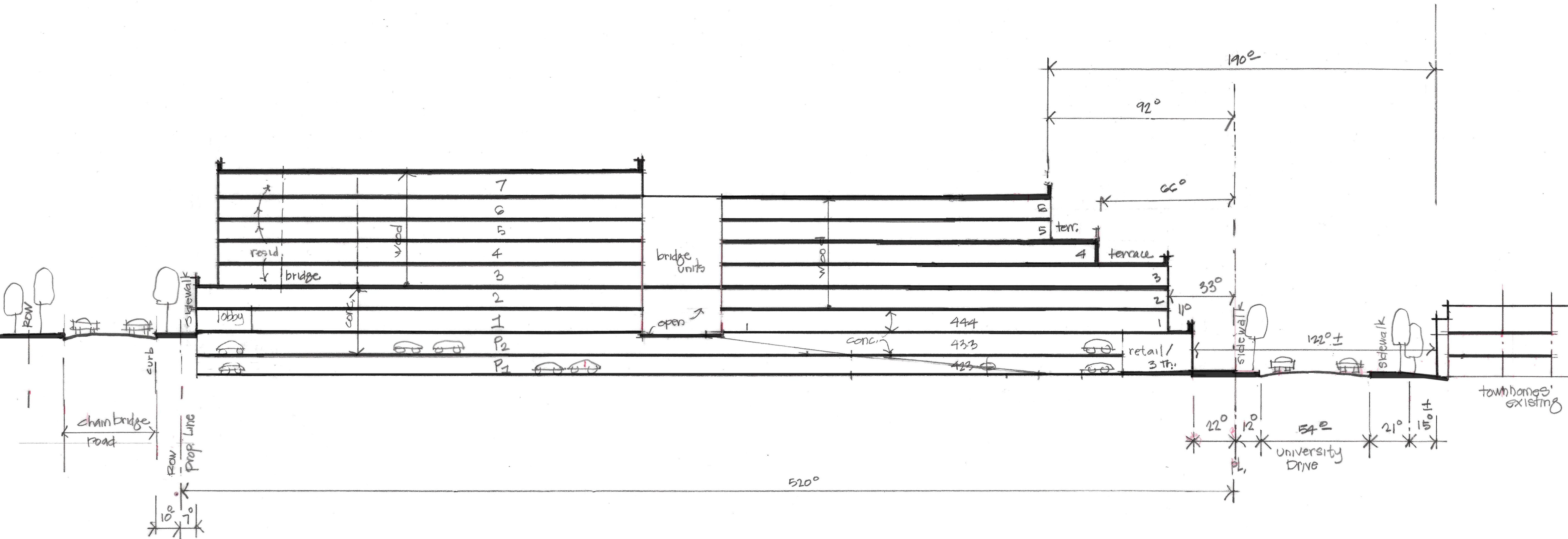
DATE:
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SHEET NO:
A1
SITE LAYOUT

SCALE: 1" = 20'-0"

0 5 10 20

NORTH



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A2

SITE SECTION

SCALE: 1" = 20'-0"



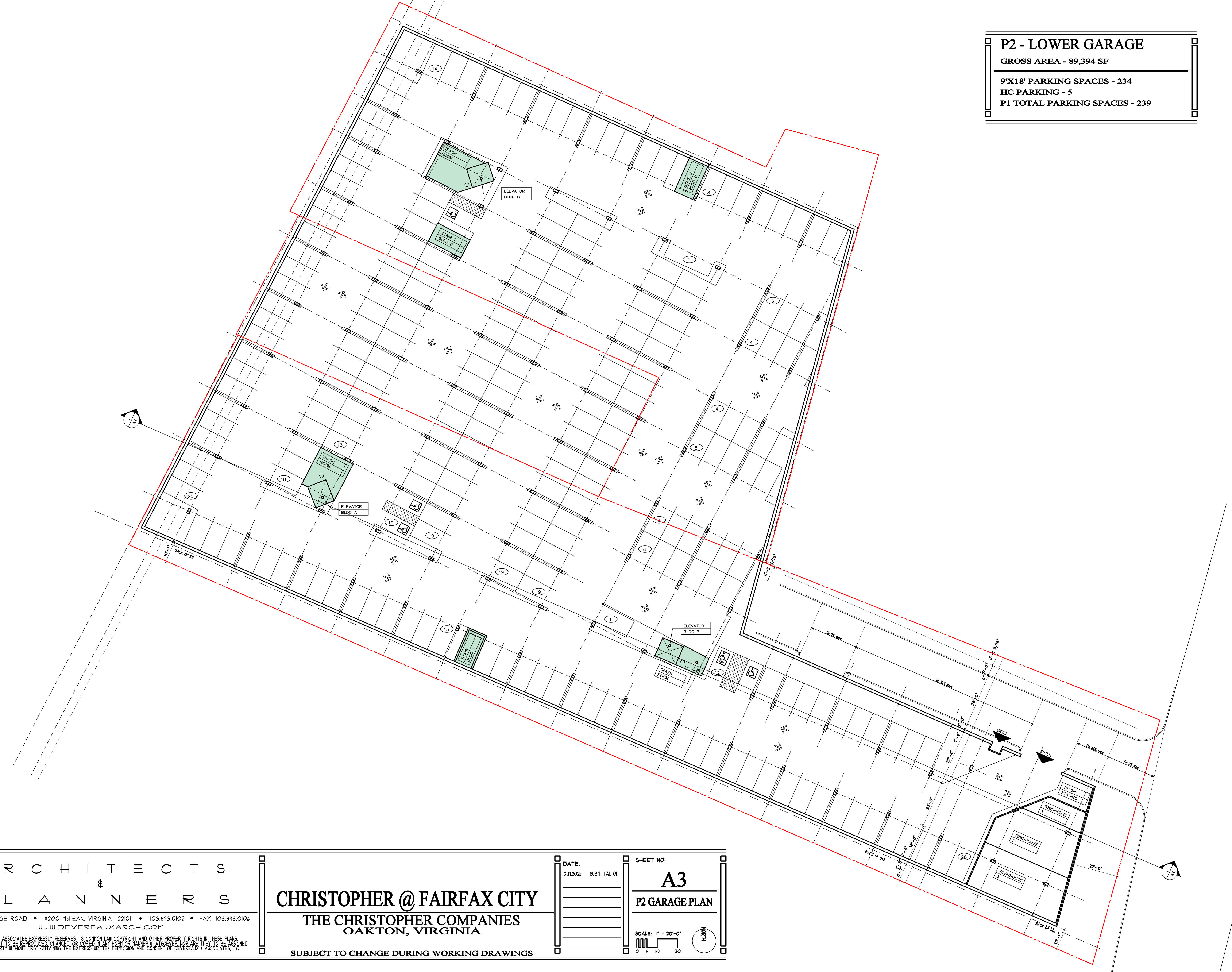
P2 - LOWER GARAGE

GROSS AREA - 89,394 SF

9'X18' PARKING SPACES - 234

HC PARKING - 5

P1 TOTAL PARKING SPACES - 239



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P2 GARAGE PLAN

SCALE: 1" = 20'-0"

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HLN

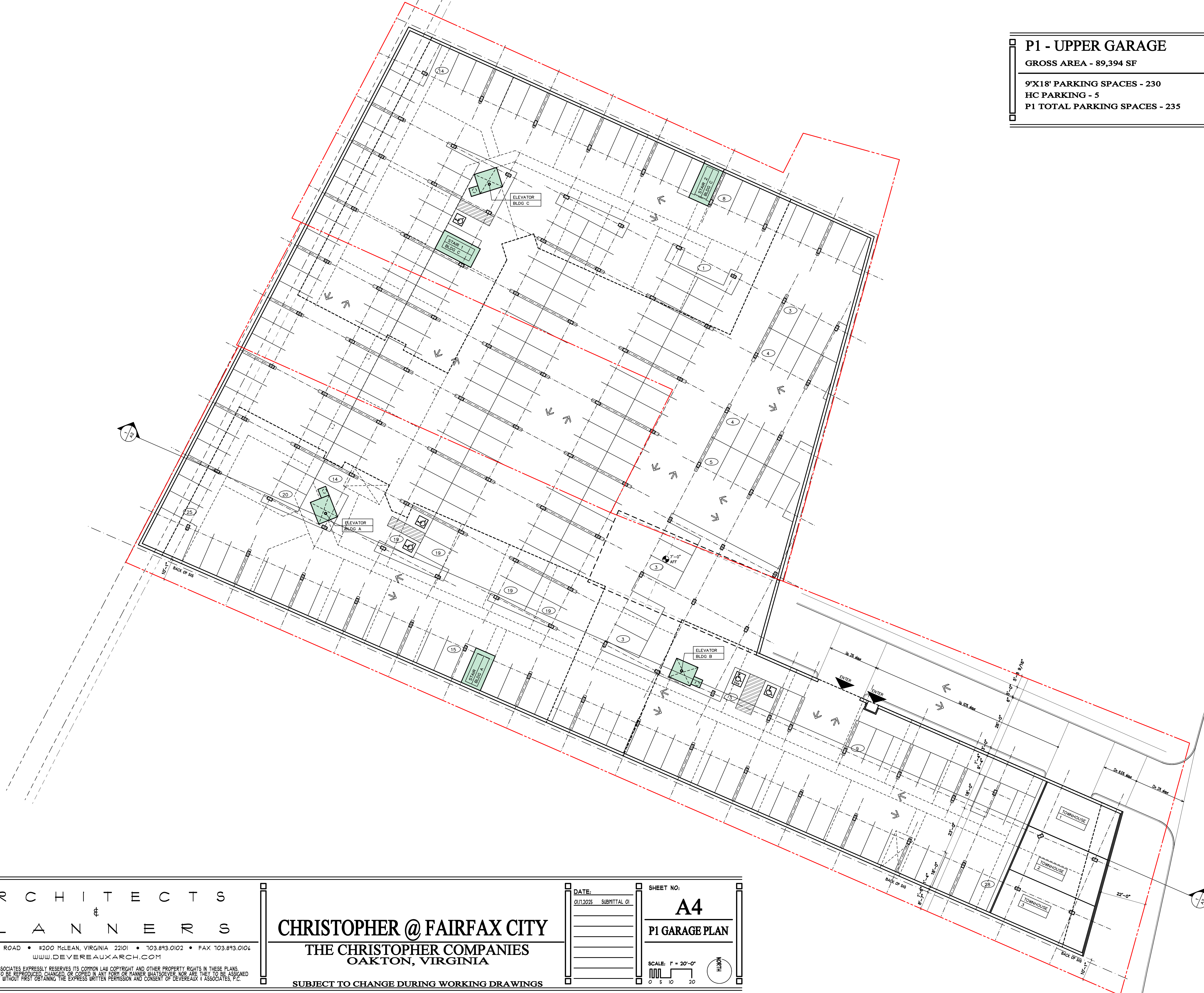
P1 - UPPER GARAGE

GROSS AREA - 89,394 SF

9'X18' PARKING SPACES - 230

HC PARKING - 5

P1 TOTAL PARKING SPACES - 235



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A4
P1 GARAGE PLAN

SCALE: 1" = 20'-0"
0 5 10 20



FIRST FLOOR
GROSS AREA - 49,096 SF
SURFACE HC PARKING - 2 SURFACE STANDARD PARKING - 16 TOTAL SURFACE SPACES - 18
RETAIL - 7,395 SF OFFICE - 11,727 SF AMENITIES - 4,465 SF
1 BEDROOM UNITS - 12 2 BEDROOM UNITS - 11 TOTAL UNITS FIRST FLOOR - 23

- RETAIL
- OFFICE
- AMENITY
- 1 BEDROOM
- 2 BEDROOM



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SCALE: 1" = 20'-0"	1/4" = 1'-0"

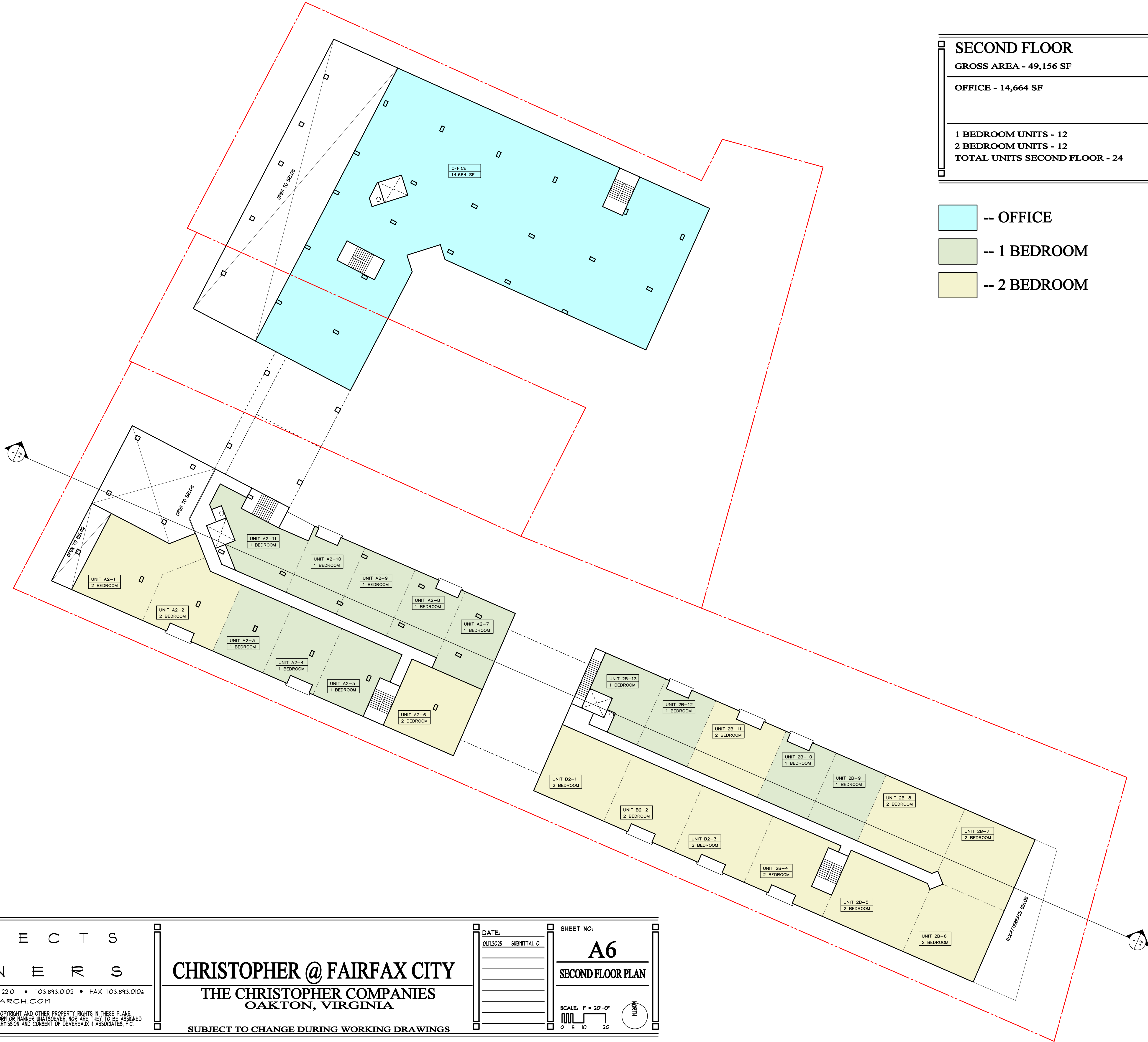
SECOND FLOOR

GROSS AREA - 49,156 SF

OFFICE - 14,664 SF

1 BEDROOM UNITS - 12
2 BEDROOM UNITS - 12
TOTAL UNITS SECOND FLOOR - 24

- OFFICE
- 1 BEDROOM
- 2 BEDROOM



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A6
SECOND FLOOR PLAN

SCALE: 1" = 20'-0"
0 5 10 20

HLR

THIRD FLOOR

GROSS AREA - 51,488 SF

STUDIO UNITS - 1

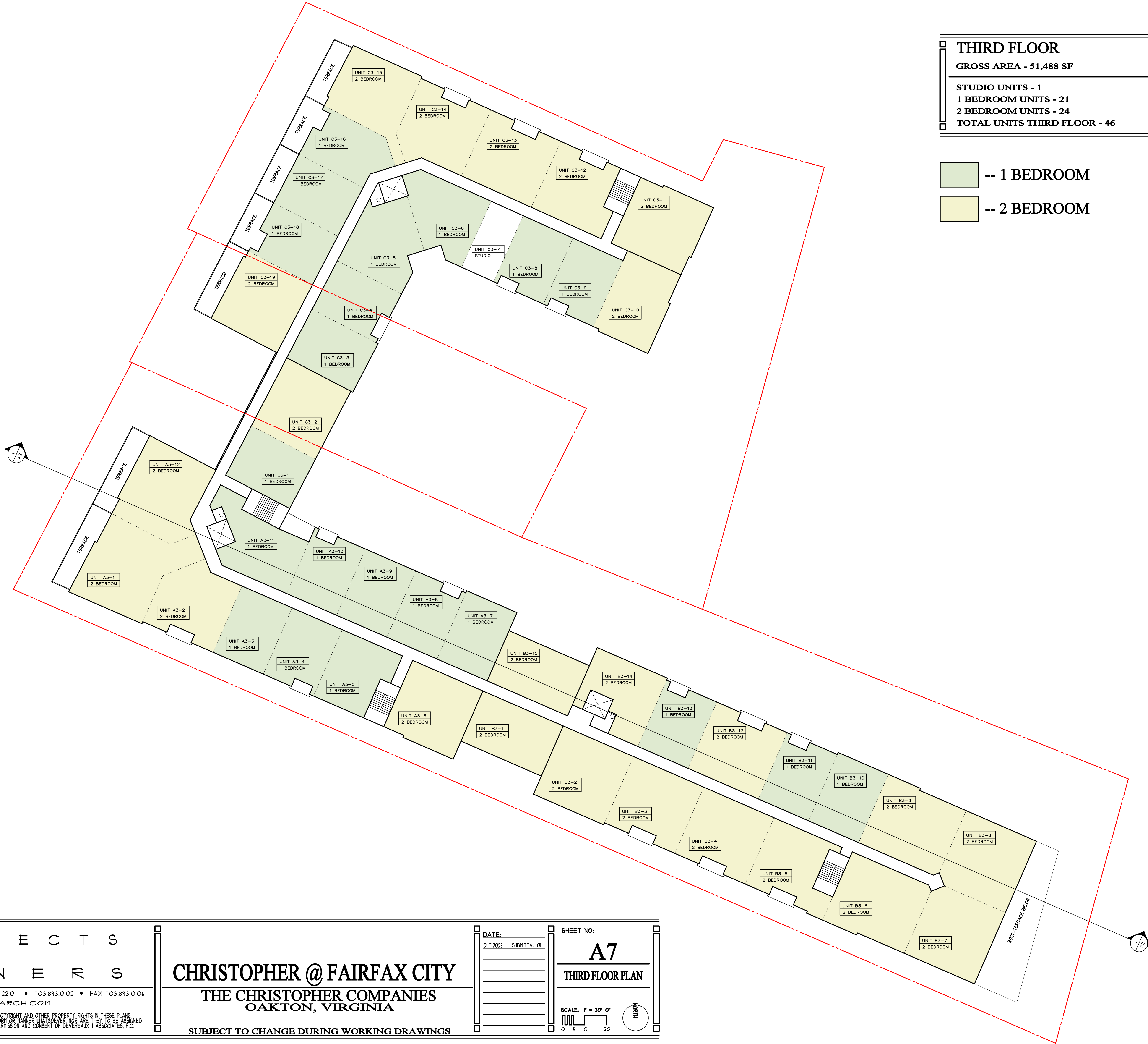
1 BEDROOM UNITS - 21

2 BEDROOM UNITS - 24

TOTAL UNITS THIRD FLOOR - 46

-- 1 BEDROOM

-- 2 BEDROOM



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A7
THIRD FLOOR PLAN

SCALE: 1" = 20'-0"
0 5 10 20

HLR

FOURTH FLOOR

GROSS AREA - 49,132 SF

STUDIO UNITS - 1

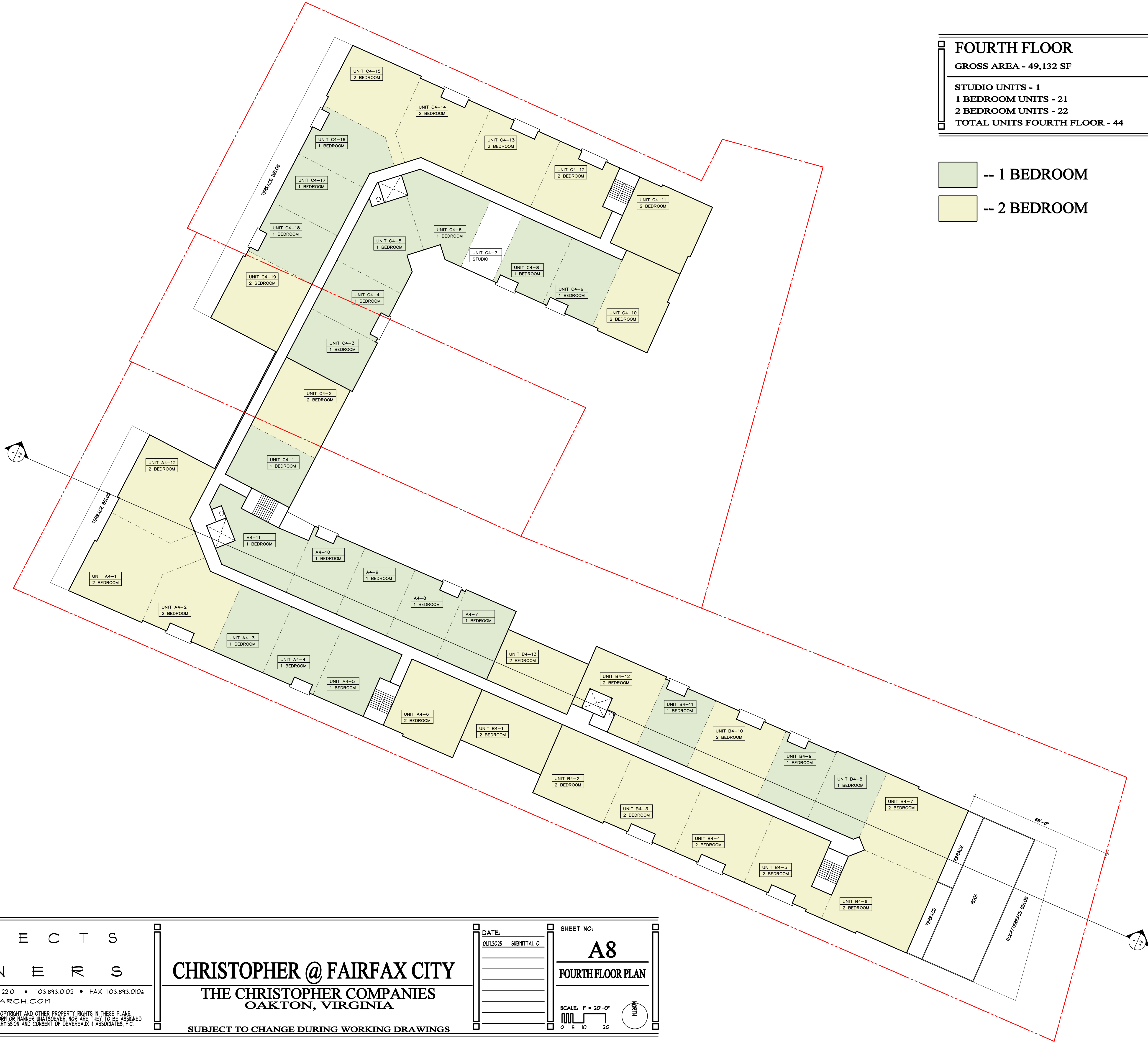
1 BEDROOM UNITS - 21

2 BEDROOM UNITS - 22

TOTAL UNITS FOURTH FLOOR - 44

-- 1 BEDROOM

-- 2 BEDROOM



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FOURTH FLOOR PLAN

SCALE: 1" = 20'-0"

0 5 10 20

1/4"

FIFTH FLOOR

GROSS AREA - 47,286 SF

STUDIO UNITS - 1

1 BEDROOM UNITS - 22

2 BEDROOM UNITS - 20

TOTAL UNITS FIFTH FLOOR - 43

-- 1 BEDROOM

-- 2 BEDROOM



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A9

FIFTH FLOOR PLAN

SCALE: 1" = 20'-0"

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HLR

SIXTH FLOOR

GROSS AREA - 47,286 SF

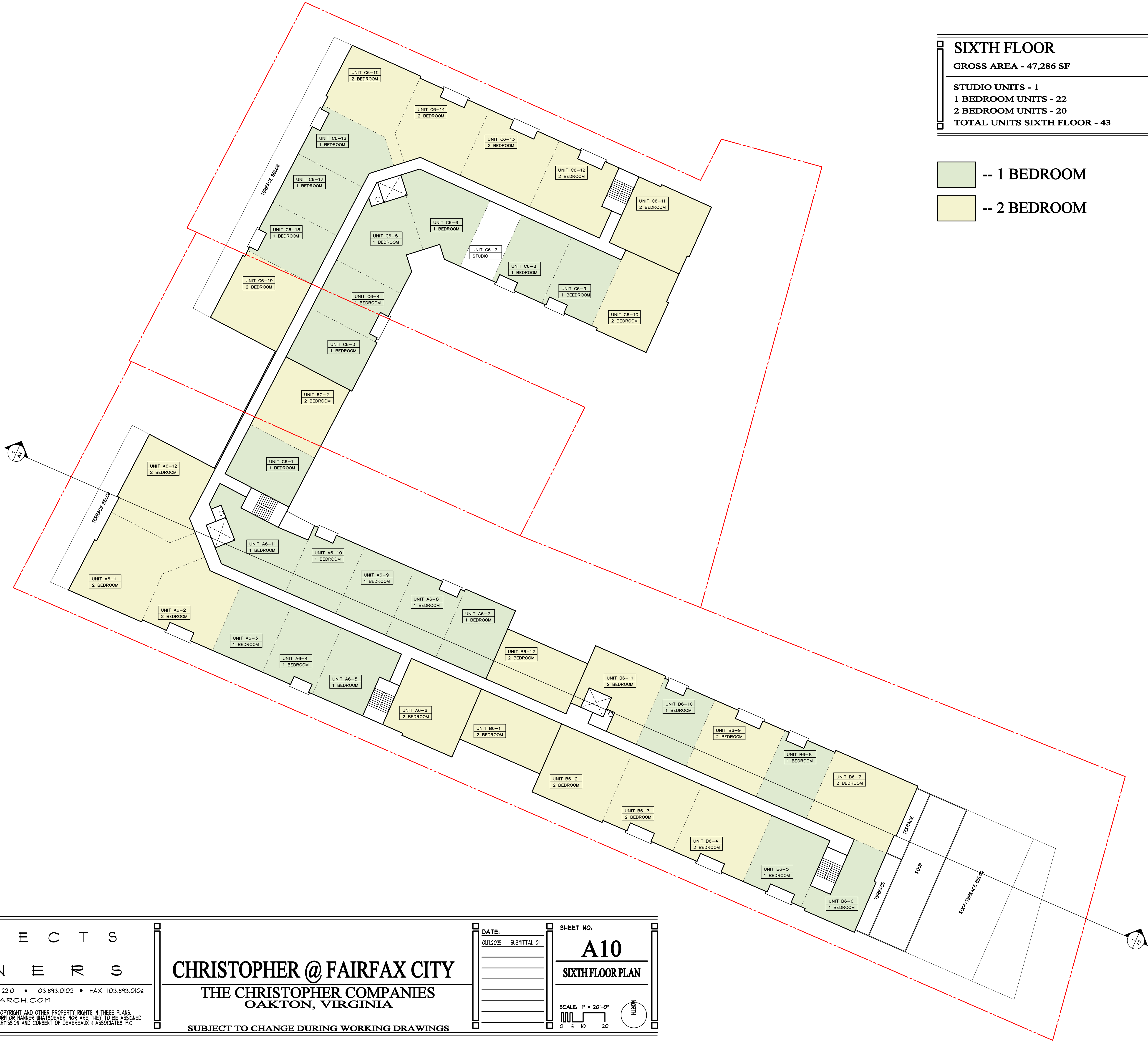
STUDIO UNITS - 1

1 BEDROOM UNITS - 22

2 BEDROOM UNITS - 20

TOTAL UNITS SIXTH FLOOR - 43

- 1 BEDROOM
- 2 BEDROOM



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A10

SIXTH FLOOR PLAN

SCALE: 1" = 20'-0"

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1/4" = 1'-0"

SEVENTH FLOOR

GROSS AREA - 33,726 SF

STUDIO UNITS - 1

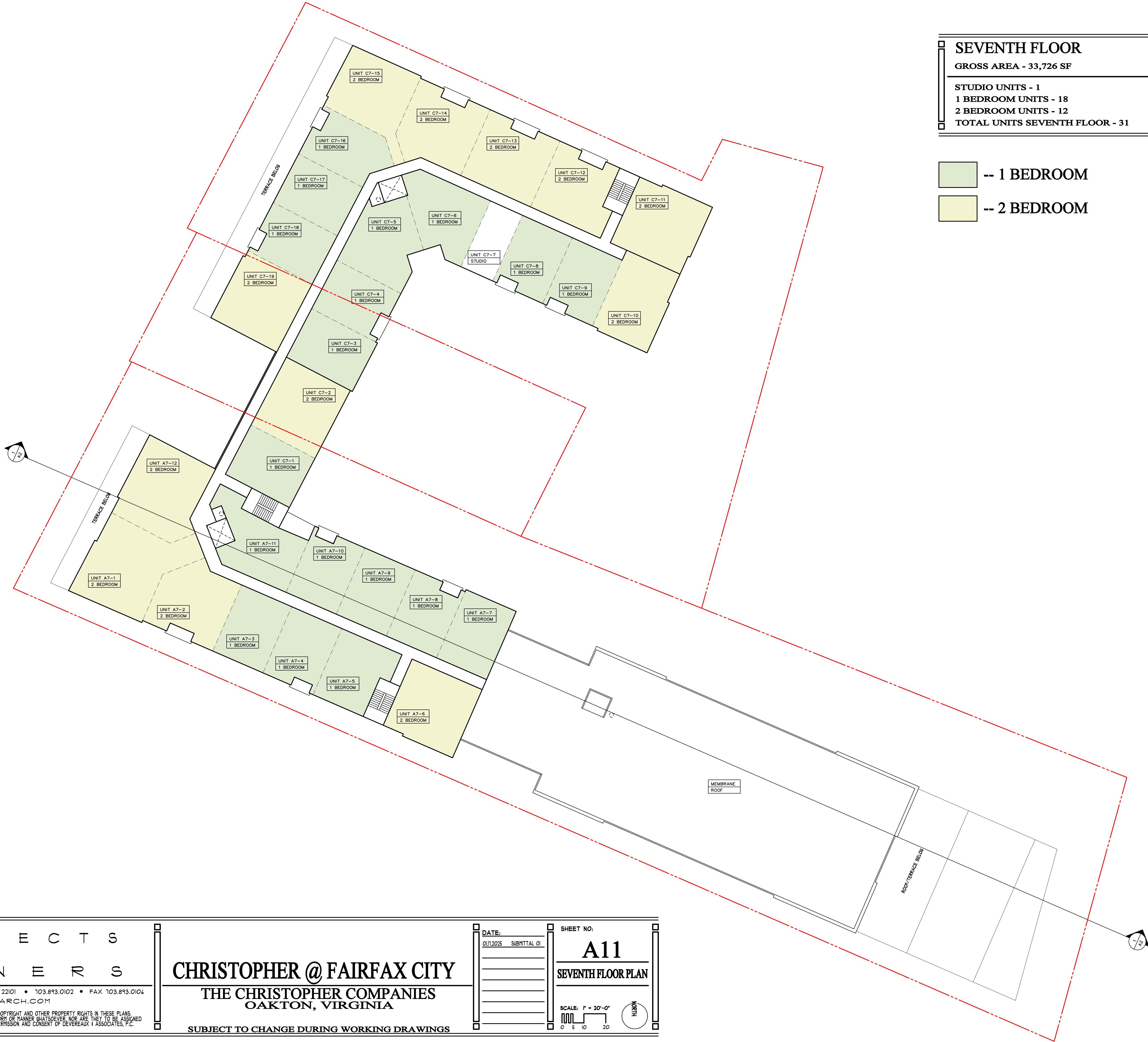
1 BEDROOM UNITS - 18

2 BEDROOM UNITS - 12

TOTAL UNITS SEVENTH FLOOR - 31

-- 1 BEDROOM

-- 2 BEDROOM



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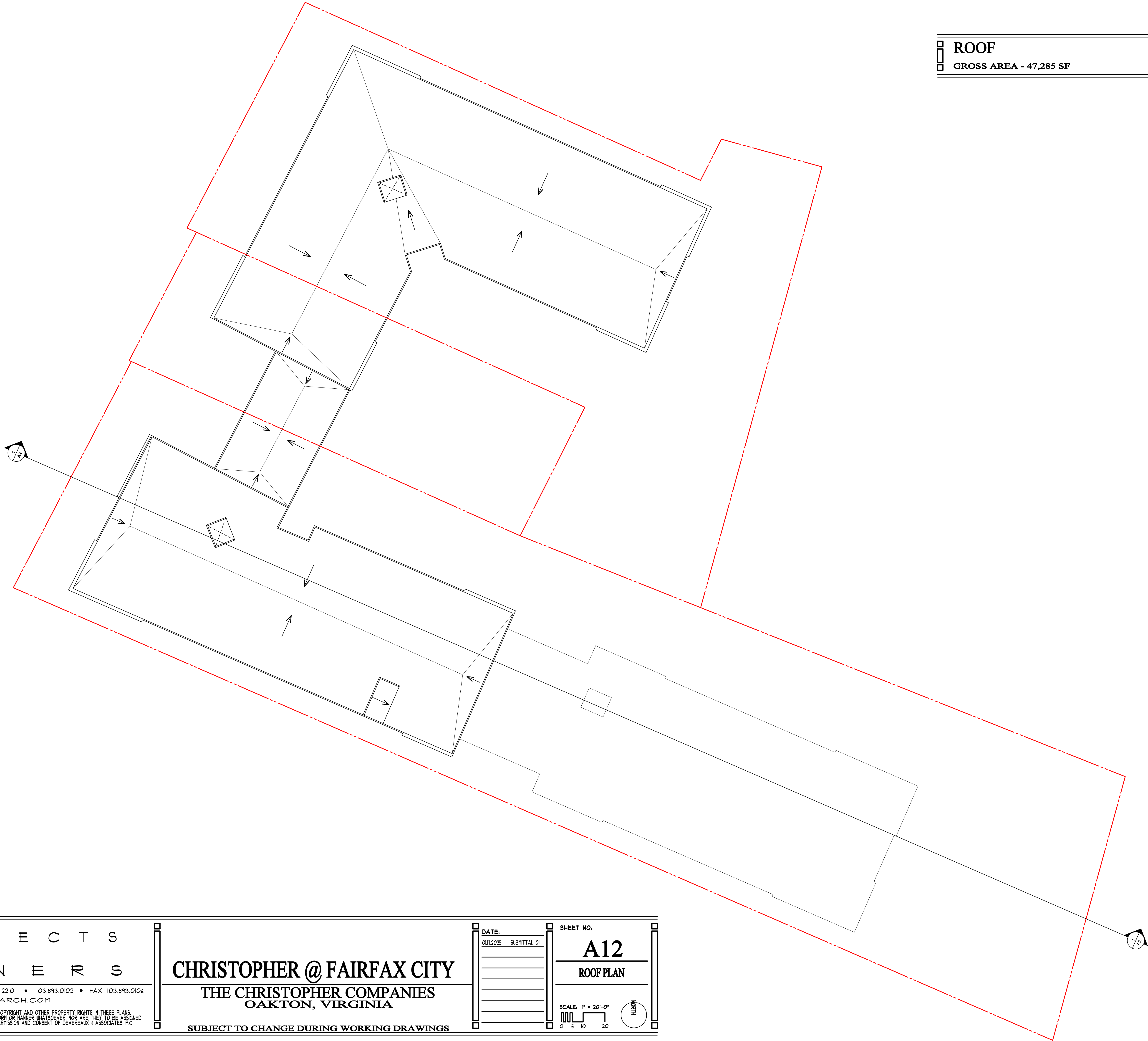
A11

SEVENTH FLOOR PLAN

SCALE: 1" = 20'-0"

0 5 10 20

HL300



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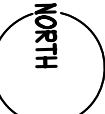
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A12
ROOF PLAN

SCALE: 1" = 20'-0"
0 5 10 20





1
A13 VIEW AT CHAIN BRIDGE ROAD



2
A13 VIEW AT PRIVATE ALLEY



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A13
ELEVATIONS

SCALE: 1/4" = 1'-0"
0 5 10 20



1
A14

VIEW AT UNIVERSITY DRIVE



2
A14

VIEW AT PLAZA



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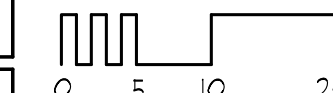
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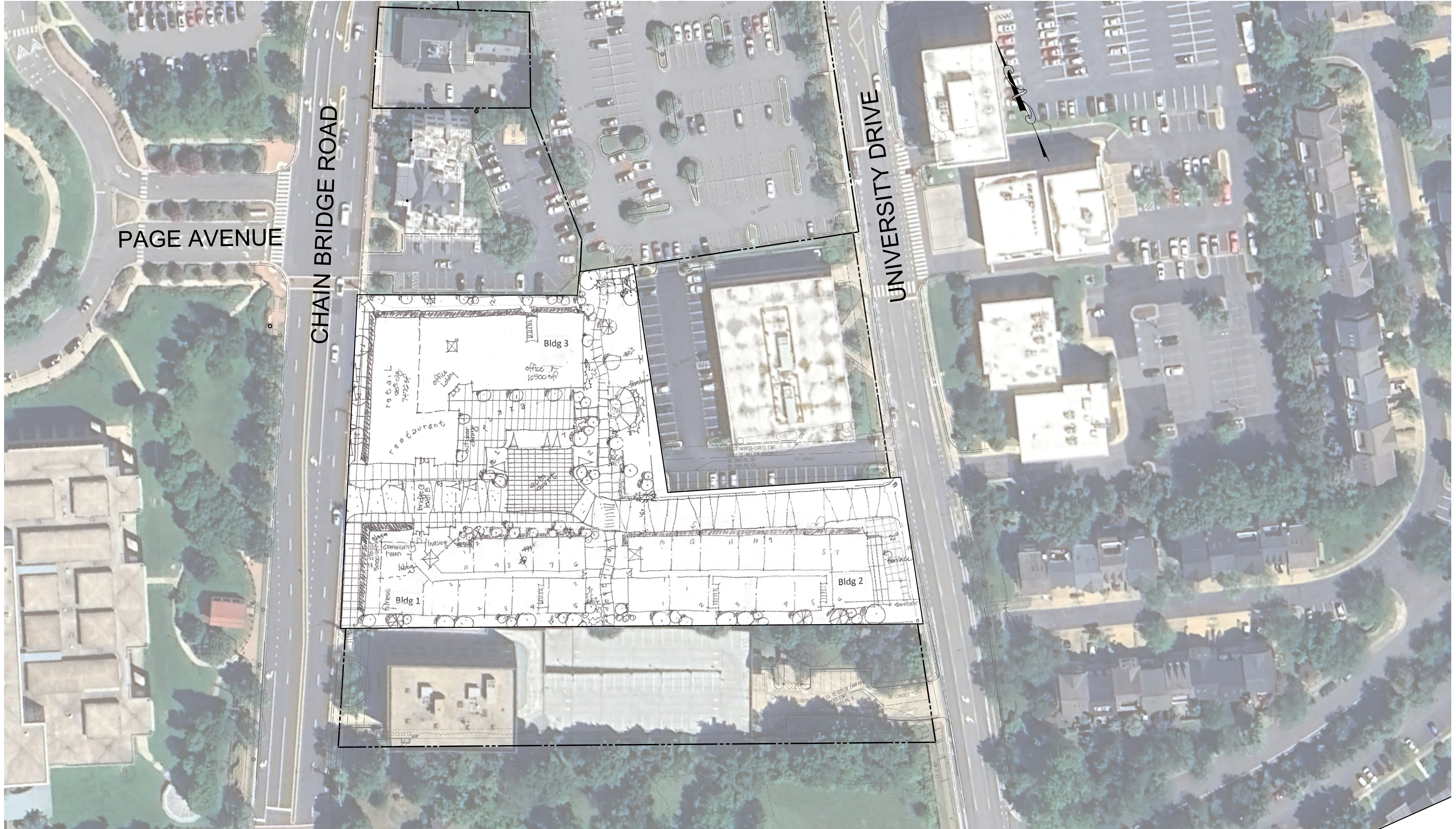
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A14

ELEVATIONS

SCALE: 1/16" = 1'-0"



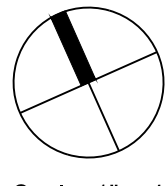
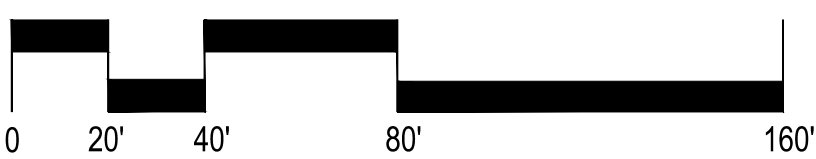


Conceptual Layout Exhibit



Chain Bridge Road Property

City of Fairfax, Virginia



Scale: 1" = 40'
December 13, 2024