

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 – 10230 Main Street

Meeting Date: February 10, 2025



The attached documents are inclusive of materials for the Planning Commission pre-application briefing on the above-referenced item, including a concept plan package. The site is located at 10230 Main Street on the north side of Main Street, west of Farrcroft Drive, east of Main Street Marketplace Shopping Center and north of the terminus of Locust Street. 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 a hotel and hospitality venue with 96 rooms, spa and pool membership club, conference and events center, specialty restaurants, and underground parking on 9.4 acres. The proposal would require a Comprehensive Plan Amendment, a Rezoning, a Water Quality Impact Assessment (WQIA), a Resource Protection Area site-specific study 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 and transportation impact study has not been conducted at this time.

Pre-Application Briefing – Planning Commission

SITE DETAILS

Address: 10230 Main Street

Current Zoning: RM Residential Medium in the Architectural Control Overlay District (ACOD)

Current Use: Single-family home

Comprehensive Plan Future Land Use

Designation: Single-family Detached
Neighborhood Place Type

Site Area: 9.4 +/- acres

Number of lots: 1

Property Owners: Ann Farr Lewis

Potential Applicant: Ox Hill Fairfax Resort, LLC



History of Site:

- 5,008 square foot colonial style single-family home was constructed around 1880

Development Concept:

The concept plan shows the following elements:

- Hotel and hospitality venue with 96 rooms, spa and pool membership club, conference and events center, specialty restaurants, and underground parking

Potential Applications: If an application is submitted, this concept would require land use approvals that could potentially include, but are not limited to:

- Comprehensive Plan Amendment
- Rezoning
- Water Quality Impact Assessment (WQIA)
- Resource Protection Area site-specific study
- 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 have met with the potential applicant to discuss:

- Request to amend the Comprehensive Plan (#4 Farr Homeplace aka "Five Chimneys")
- Rezoning request
- Resource Protection Area (RPA) site-specific study and Water Quality Impact Assessment (WQIA)
- Property should be evaluated for National Register of Historic Places eligibility with potential inclusion within a City Historic Overlay District (HOD)
- A structural analysis of the house should be conducted by an architect with experience in historic properties
- Phase Two Archaeological Assessment is warranted, and given the history of the property it is recommended prior to any approval to ensure the right decisions are being made
- Consider switching the hotel location from the east property line to the west property line
- Review Public Facilities Manual Tree Preservation and Landscaping Guide for submission requirements, example tables, and standards
- Development impact in or to the RPA is not supported except as allowed by Section 4.18 of the Zoning Ordinance
- Provide special attention to preservation of historic, mature trees on site
- Provide more detail on what "community greenspace activation" means
- Invasive management may be required at site plan if tree canopy credit is requested in areas with high levels of invasive
- Street trees would be required
- Open space and tree canopy requirements
- Transitional yard to Farrcroft neighborhood would be critical, encouraged to start community outreach with surrounding neighborhoods
- Multimodal Plan requires 10-foot sidewalks and streetscape improvements on Main Street
- Transportation staff would only support one access drive from Main Street, realignment of entrance with Locust Street
- Staff do not support surface parking along Main Street
- Transportation Impact Statement is required, need to set up a scoping meeting
- 26-foot minimum driveway/street width
- Provide turnaround for largest emergency apparatus
- Provide detailed information on sanitary sewer and stormwater management

Attachments: Includes submission materials received from the potential applicant:

1. Conceptual Design Presentation

10230 MAIN STREET, FAIRFAX, VA 22030

CONCEPT

OWNER/DEVELOPER:

Ox Hill Companies
4031 University Drive
Suite 400
Fairfax, VA 22030

ARCHITECT:

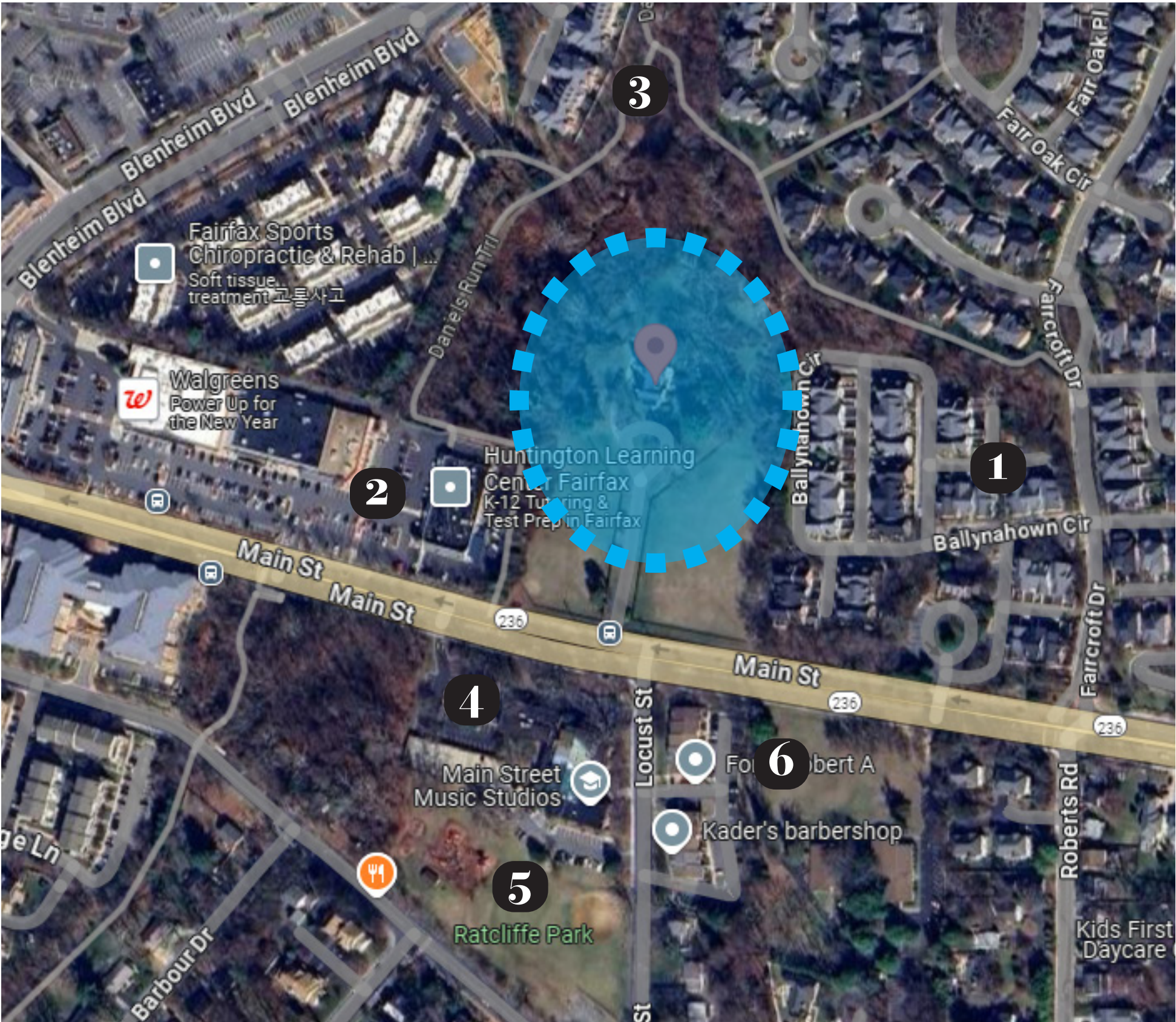
Architecture, Inc.
1902 Commons Drive
Suite 101
Reston, VA 20191

CIVIL ENGINEER:

Wiles Mensch
2000 Edmund Halley Drive
Reston, VA 20191



OX HILL COMPANIES



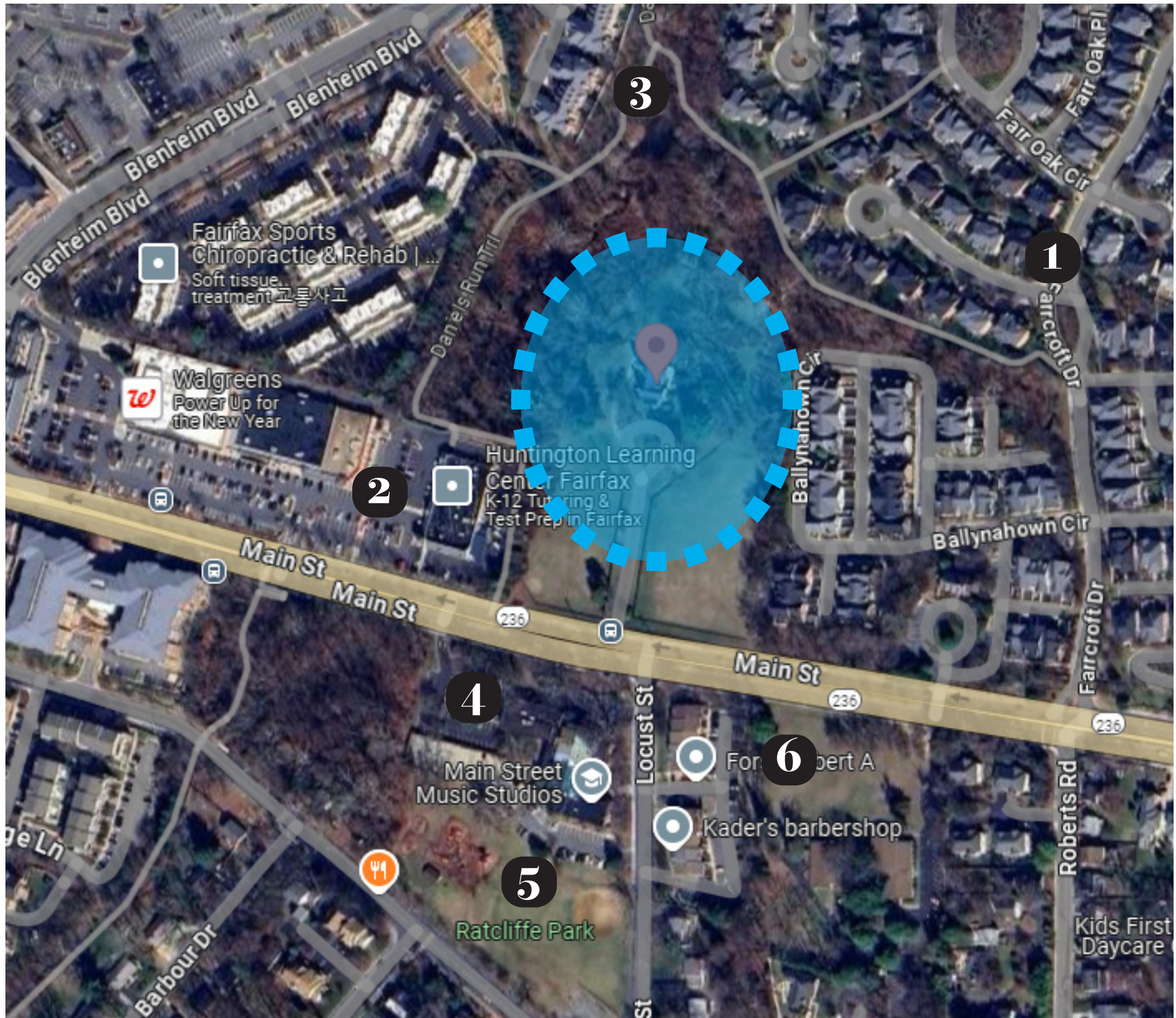
1 FARRCROFT NEIGHBORHOOD



2 MAIN STREET MARKETPLACE SHOPPING CENTER



3 DANIELS RUN



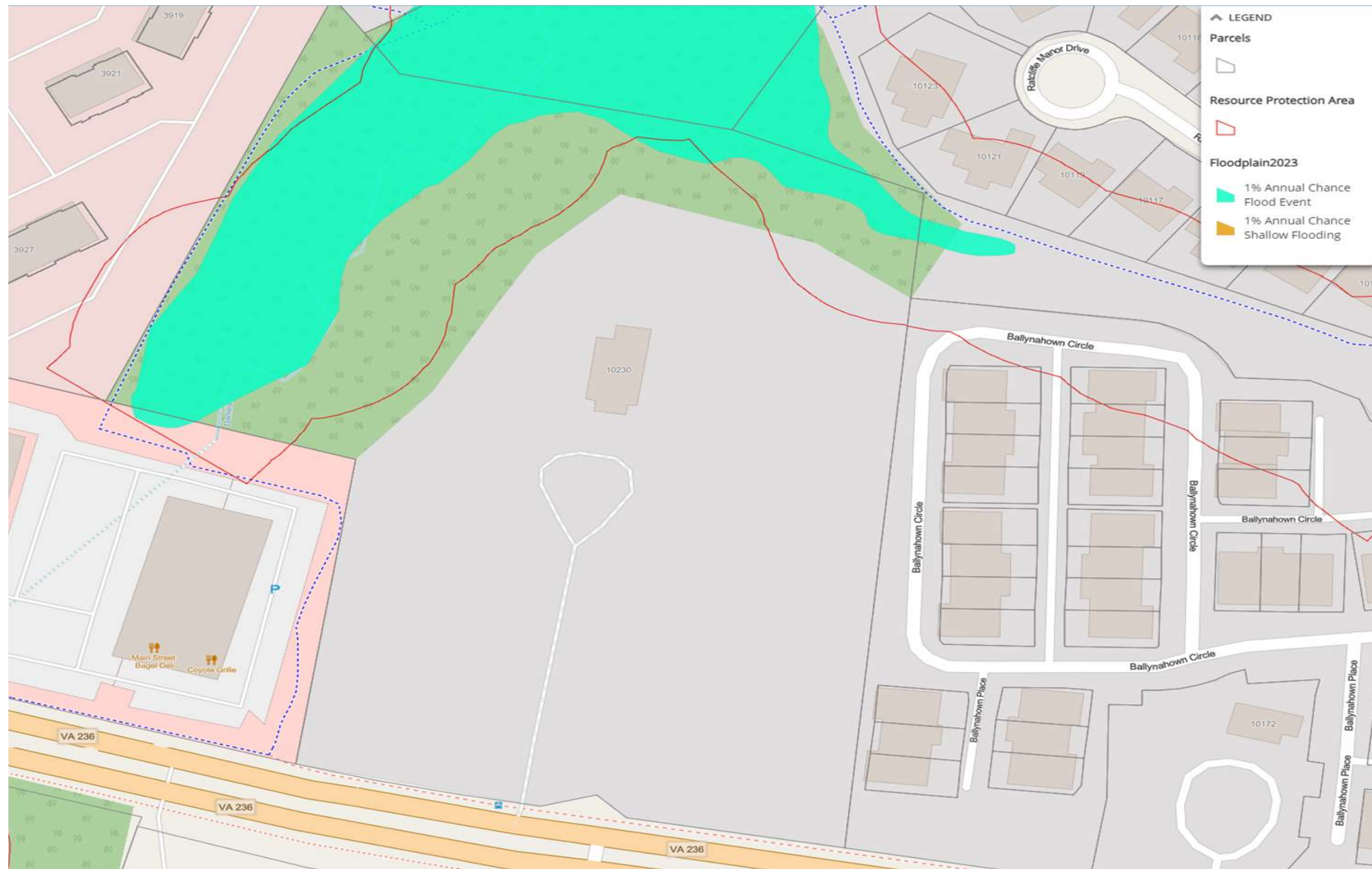
4 THE FAIRFAX MUSEUM AND VISITOR CENTER



5 RATCLIFFE PARK



6 COMMERCIAL OFFICE SPACE



Boutique Hospitality

- 96 rooms

Spa & Pool Membership Club

- Fitness: 1,200 SF fitness center + 200 SF movement studio (Total: 1,400 SF).
- Spa: 10,000 SF, including lockers, pre- and post-treatment zones, thermal circuit, relaxation areas, spa retail, spa lounge, and treatment rooms.
- Indoor and outdoor pools and deck

Conference & Event Center

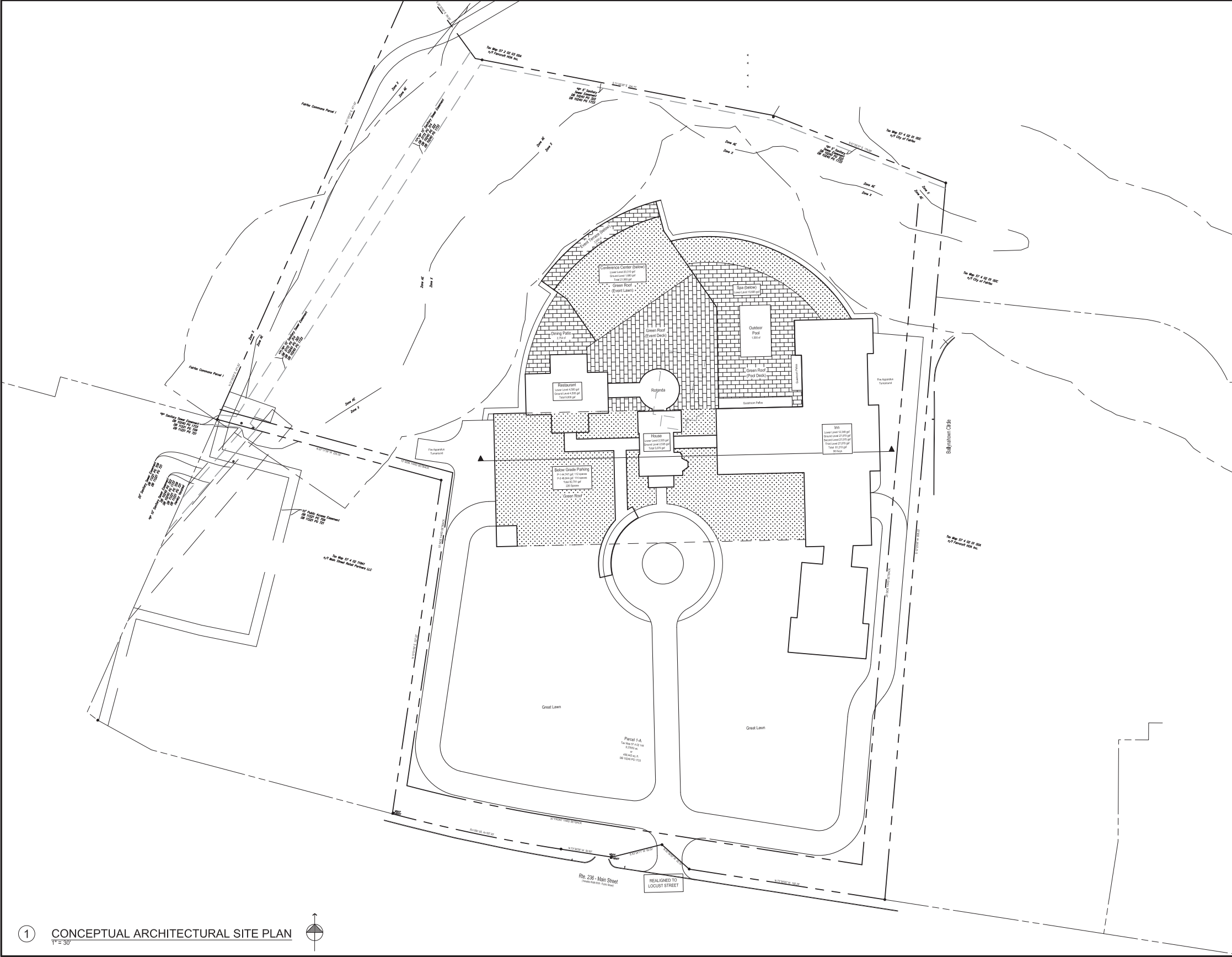
- Lower Level 20,310 SF
- Ground Level 1680 SF

Specialty Restaurants

- 9000 SF indoor dining
- 2754 SF outdoor dining terrace

Parking

- 226 Spaces



architecture
incorporated

1902 campus commons drive
suite 101
reston, virginia 20191
tel: 703-478-3900
fax: 703-264-0733
www.archinc.com

PROPOSED DEVELOPMENT FOR:
OX HILL COMPANIES
FARR HOUSE ESTATE
CITY OF FAIRFAX, VIRGINIA

Project: 24384.01

Revisions:

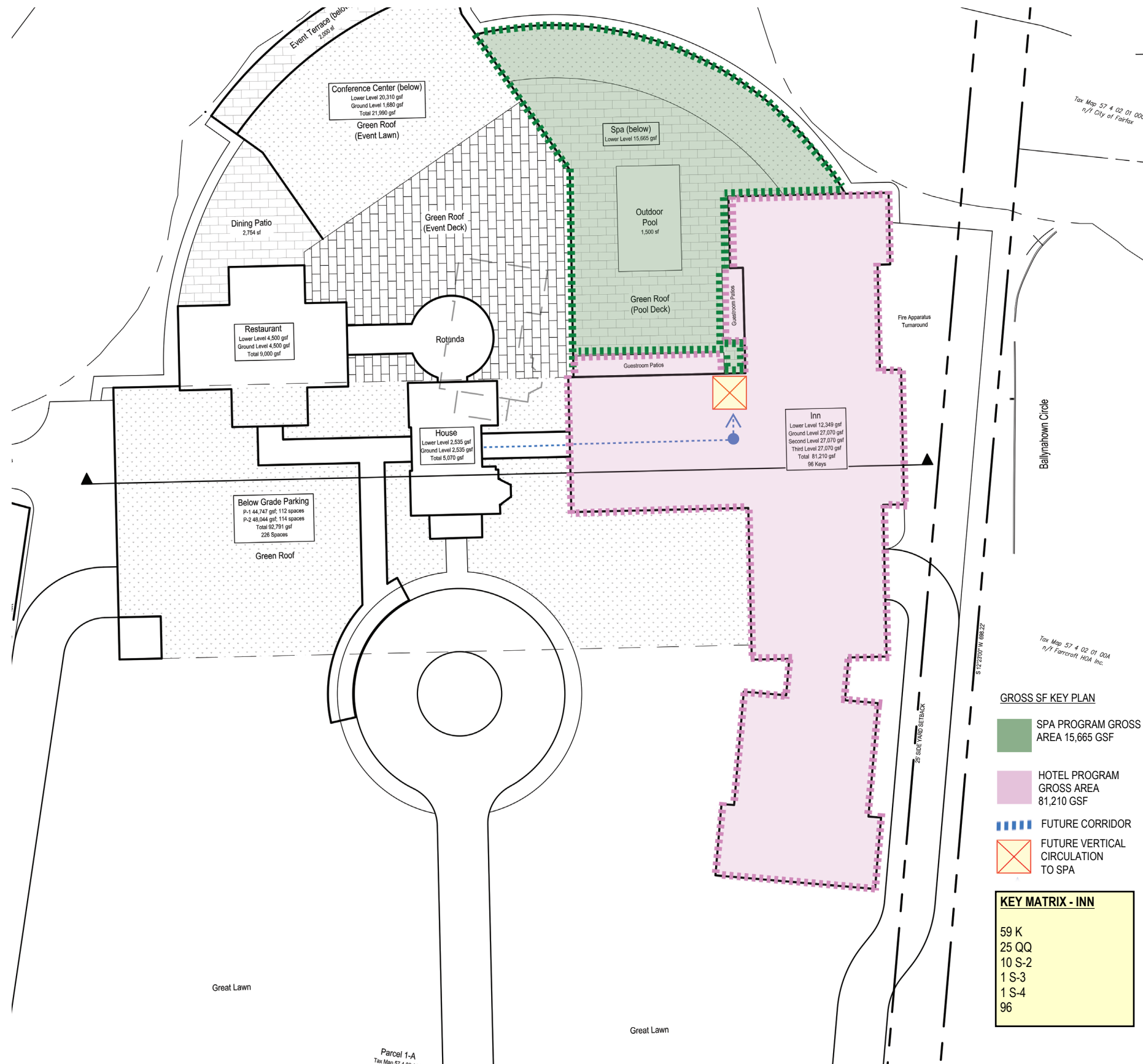
ARCHITECTURAL
SITE PLAN

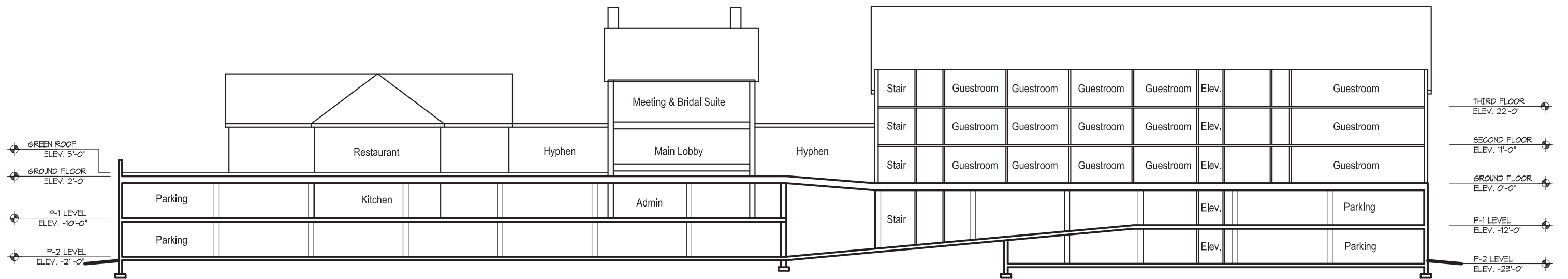
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Checked: ERW
Date: 1/10/25

AS1.1

Sheet 1 of 1







CONCEPTUAL EAST-WEST SITE SECTION

1" = 30'

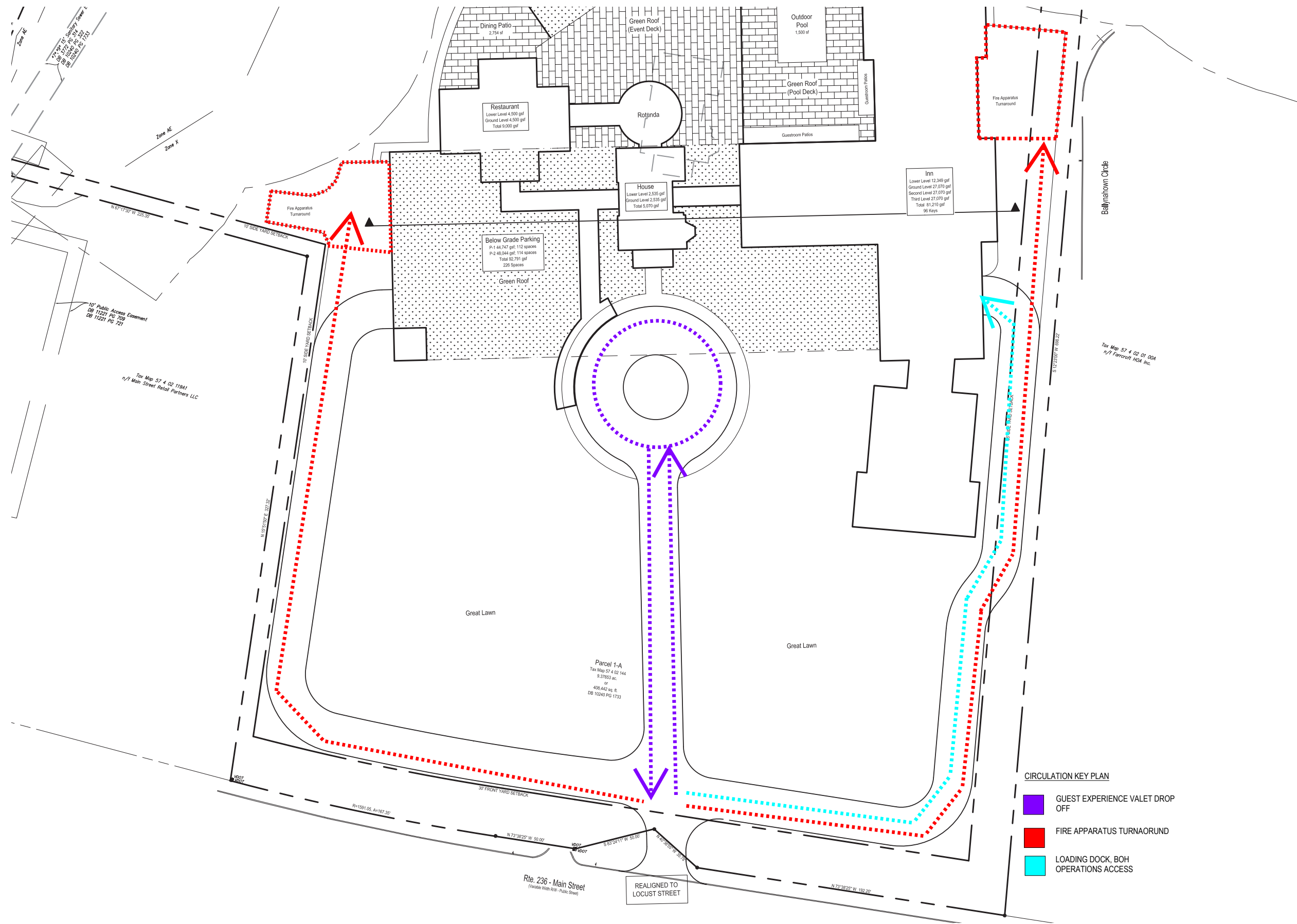
LEVEL	PARKING	AMENITY	GUEST ROOMS
P2	48,044 GSF; 114 SPACES		
TOTAL GROSS	48,044 GSF		
P1	44,474 GSF; 112 SPACES		
TOTAL GROSS	44,474 GSF		
LOWER LEVEL		RESTAURANT 4,500 GSF	
LOWER LEVEL		DINING PATIO 2,754 GSF	
LOWER LEVEL		MAIN HOUSE 2,535 GSF	
LOWER LEVEL		EVENT TERRACE 2,000 GSF	
LOWER LEVEL		CONFERENCE CENTER 20,310	
LOWER LEVEL		SPA 15,665 GSF	
LOWER LEVEL			12,349 GSF
TOTAL GROSS		47,764 GSF	12,349 GSF
GROUND LEVEL		RESTAURANT 4,500 GSF	
GROUND LEVEL		MAIN HOUSE 2,535 GSF	
GROUND LEVEL		CONFERENCE CENTER 1,680 GSF	
GROUND LEVEL			27,070 GSF
TOTAL GROSS		8715 GSF	27,070 GSF
SECOND LEVEL			27,070 GSF
TOTAL GROSS			27,070 GSF
THIRD LEVEL			27,070 GSF
TOTAL GROSS			27,070 GSF











TREES



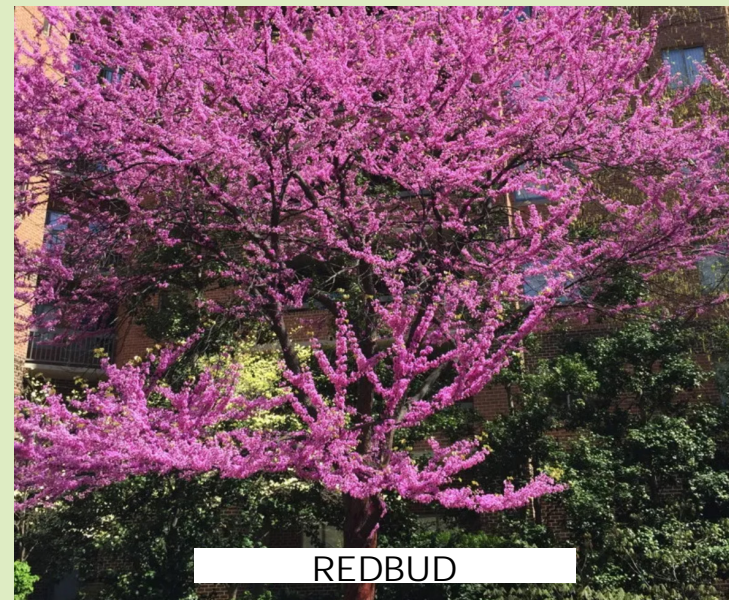
FRINGETREE



WILLOW OAK

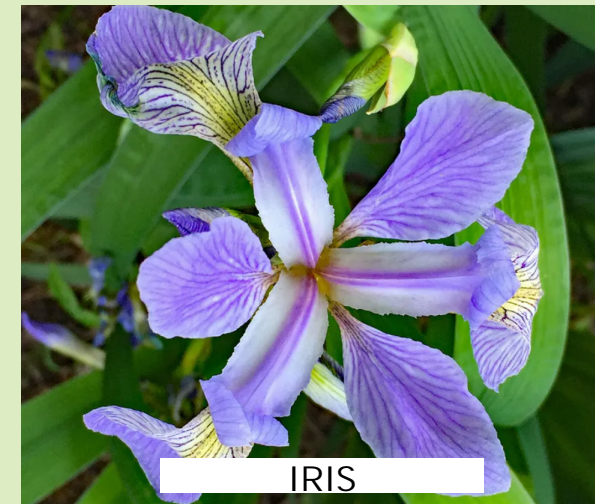


SERVICEBERRY



REDBUD

SHRUBS & GROUNDCOVERS



IRIS



IRONWEED



MILKWEED



PURPLE CONEFLOWER



SWEETBAY MAGNOLIA



OAKLEAF HYDRANGEA









FIRM OVERVIEW

Founded in 1986, Architecture, Incorporated is a 60-person, award-winning planning, architecture, and interior design practice. We are united in the belief that as trusted advisers and design leaders, we reach beyond the predictable to turn vision into reality while solving complex challenges for public, private, and government clients—improving quality of life through the built environment.

Our projects range from complex renovations to new construction for commercial, hospitality, education, healthcare, senior living, multifamily, and sports and recreation clients across the region. This wide range of design experience and core value of client service has made Architecture, Inc. recognized as one of the most prominent firms in the Washington, DC metropolitan area.



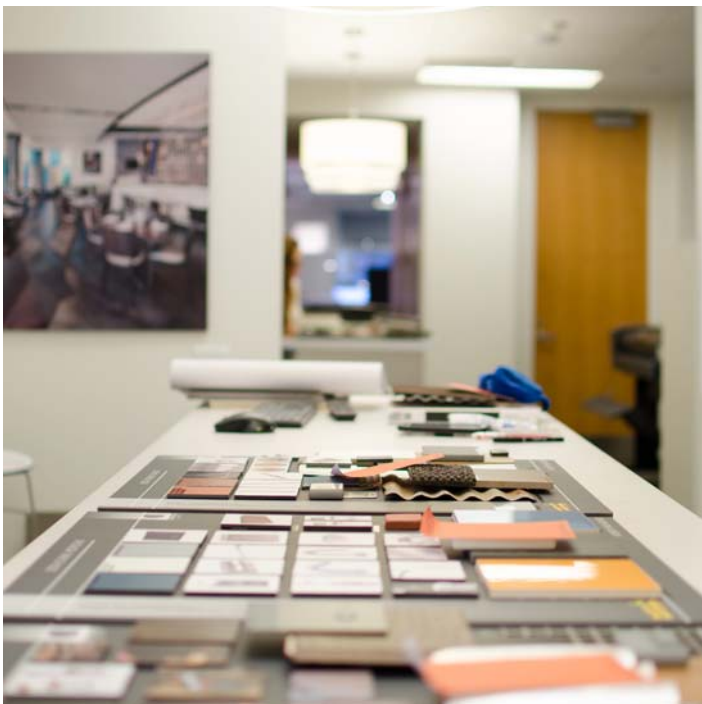
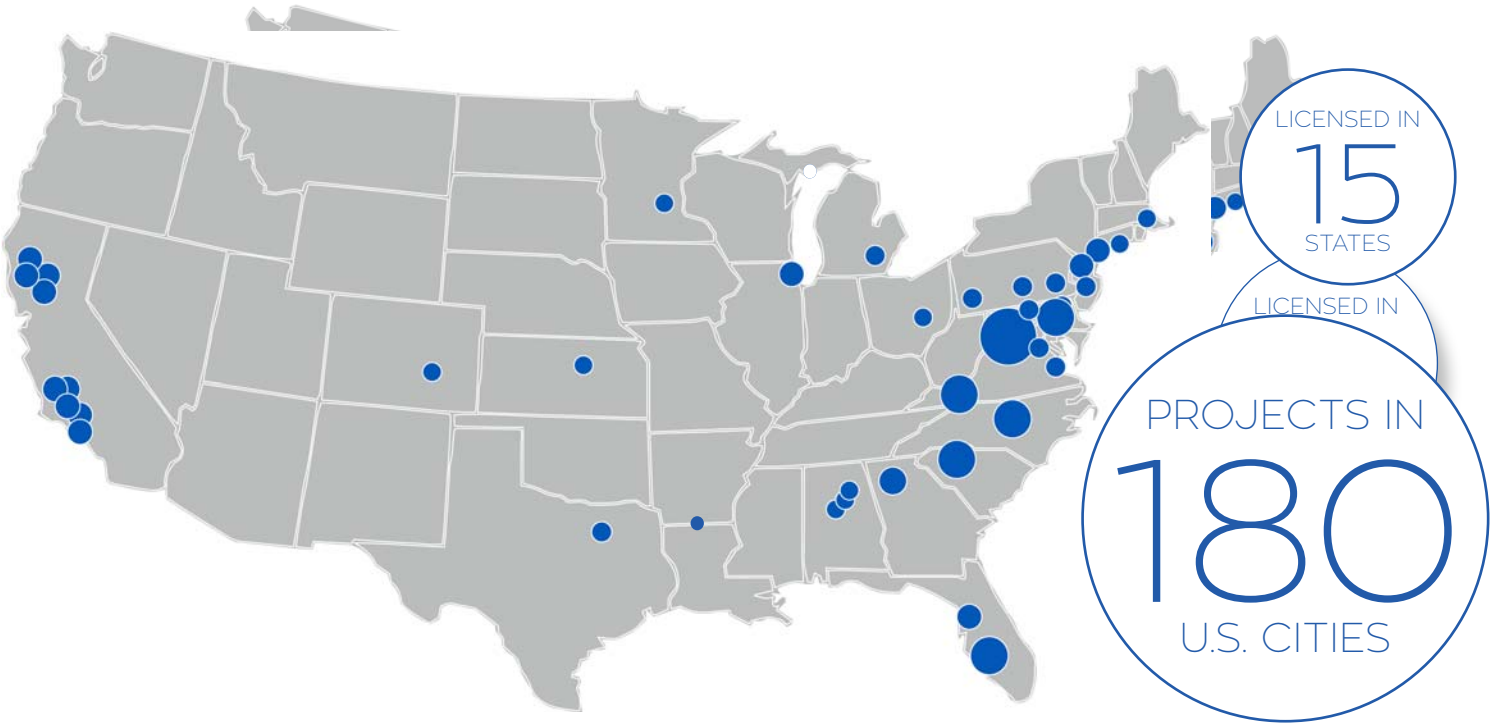
CONTENTS

- Firm Overview
- Hospitality Experience
- Hospitality Expertise
- Case Studies
- Design Recognition

FIRM OVERVIEW

Architecture

Our architectural expertise ranges from master planning, new construction, renovations, sustainable design, and all other aspects of the built environment. This commitment spans a range of project types from healthcare and education, to hospitality and residential. Regardless of the project type, we work with each client to create buildings which not only meet programmatic needs, but also exceed aesthetic desires and goals. Ultimately, every structure has the potential to be a significant and inspiring architectural presence within a community and improve the quality of life through the built environment.



Interior Design

For programmatically complex interiors, we create built environments that help our clients' communities live, work, learn, heal, and stay well. From programming and space planning through material and furniture selection, we partner with our clients to create a shared vision that is both familiar and forward-thinking. Our expertise in interior design spans a full range of environments, from hotels and restaurants to medical clinics and fitness facilities. Each is an opportunity to synthesize the functional needs and cultural aspirations of an organization into spaces that deliver an enhanced user experience and immerse individuals in the organization's culture.

82
PERCENT
REPEAT CLIENTS

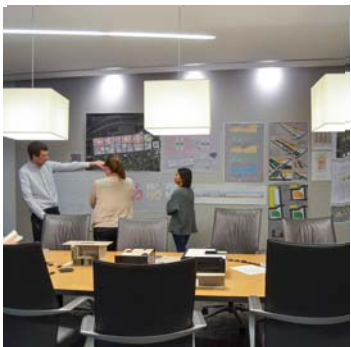


60
EMPLOYEES



37
YEARS IN
BUSINESS

17
REGISTERED
PROFESSIONALS





Our body of work encompasses renovation, rebranding, additions, historic renovation, adaptive reuse, and ground-up construction. We've tackled over two dozen hotel projects in just over 15 years in the Washington, DC market. Some of our notable work includes:

- Creating a unique hotel campus with a new six-story addition; linking and renovating an eclectic group of buildings on the National Trust for Historic Preservation registry:
 - 1864 home turned military hostel
 - 1901 rowhouse turned parsonage
 - 1957 church façade
 - Late 1700s carriage house
 - 1980s hotel
- Adding a full-floor of penthouse suites to an occupied property.
- Renovating a 400+ key hotel, sharing a central plant with an eight-story office building whose primary tenant is a secure federal agency, constructed above a retail development, constructed above a metro rail station, constructed above a major thoroughfare.
- Incorporating the District's oldest surviving apartment building into a new hotel development. The property is located across the street from CFA's headquarters, and sat vacant for over fifteen years.
- Creating a unique hospitality campus surrounding a turn of its century rural manor home. Campus consisted of the manor house (prefunction venue), stables & carriage house (event space), wine club



Whether the intent is blending in with the character of an existing neighborhood or structure, or creating a unique design solution to distinguish a historic property from a new development, our experience in adaptive reuse and historic preservation is unmatched. Our hotel portfolio literally spans centuries, creating unique, one-off designs for special hotel properties.

Approvals for design and construction are often viewed as hurdles in the development process, mostly due to the fear of the unknowns related to duration and content. Understanding the varied jurisdictional agencies, their processes, and most importantly - their motives, helps us to navigate the approval processes smoothly





Renovating a property is a unique challenge. The intent may be to help guests and neighbors “forget” the prior development. Others intend to expand and improve on an existing theme. In either case, the challenge is to create something new out of something not so new. Our firm has been excelling at this for decades.

Rolling up our sleeves and exploring the make-up of a building is critical to a successful renovation, impacting both cost and schedule. Understanding existing conditions, existing systems, and existing materials is absolutely paramount to new construction. Our knowledge of construction, costs, materials, impact of fenestration, and ability to recapture space, all help us transform properties through

