




City of Fairfax, Virginia  
City Council Work Session

**PRE-APPLICATION  
DEVELOPMENT DISCUSSION**

Agenda Item # 12a

City Council Meeting 2/25/2025

**TO:** Honorable Mayor and Members of City Council

**FROM:** Bryan D. Foster, City Manager 

**SUBJECT:** Pre-application discussion of 10230 Main Street (Farr House aka Five Chimneys Concept).

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**SUMMARY:** The concept plan proposes to develop a hotel and hospitality venue with 96 rooms on 9.4 +/- acres.

**COMPREHENSIVE PLAN EVALUATION:** Single-family Detached Neighborhood Place Type


**POSSIBLE USES FOR SITE:** Hotel, spa, conference and events center, and restaurant

**TRAFFIC IMPACT:** TBD

**REQUESTED HEIGHT:** Three (3) stories

**DENSITY (IF APPLICABLE):** N/A

**ADJACENT PROPERTIES:** North side of Main Street, west of Farrcroft Drive, east of Main Street Marketplace Shopping Center and north of the terminus of Locust Street

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

**ATTACHMENTS:** Pre-Application Project Narrative  
Pre-Application Concept Plan  
Presentation

## Pre-Application Briefing – City Council

### 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

**Planning Commission Comments:** At the February 10, 2025 meeting, the Planning Commission provided the following feedback:

- Elevation changes between the east and west side of the site
- Recommend a review by the urban forester, tree canopy perseverance is important
- Green roof and flipping the hotel from east to west side of property would be helpful
- Color might not be in harmony with surrounding area
- Proposal retains a lot of open space compared to 30-40 single-family homes on the property
- A hotel is needed now that Mason hotel is closed, look for Economic Development to provide guidance on whether there is a demand for two hotels and conference centers
- The proposal skirted the RPA, but it is close to the adjoining single-family neighborhood
- Is this a parcel specific recommendation property?
- Is this a bright shiny object as developers get artists to draw something that is cool?
- Does the proposal fit in with the vision of the city?
- Not going to say it's good or if it's bad, but details and a lot of work need to be done.
- The recommendation in the Comprehensive Plan is single-family, but could see a combination of single-family and townhomes
- Planning Commission reviewed the Comprehensive Plan and did not recommend any changes for this site
- Not sure if this is a proposal that we want to support

**Attachments:** Includes submission materials received from the potential applicant:

1. Conceptual Design Presentation

# 10230 MAIN STREET, FAIRFAX, VA 22030

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## 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

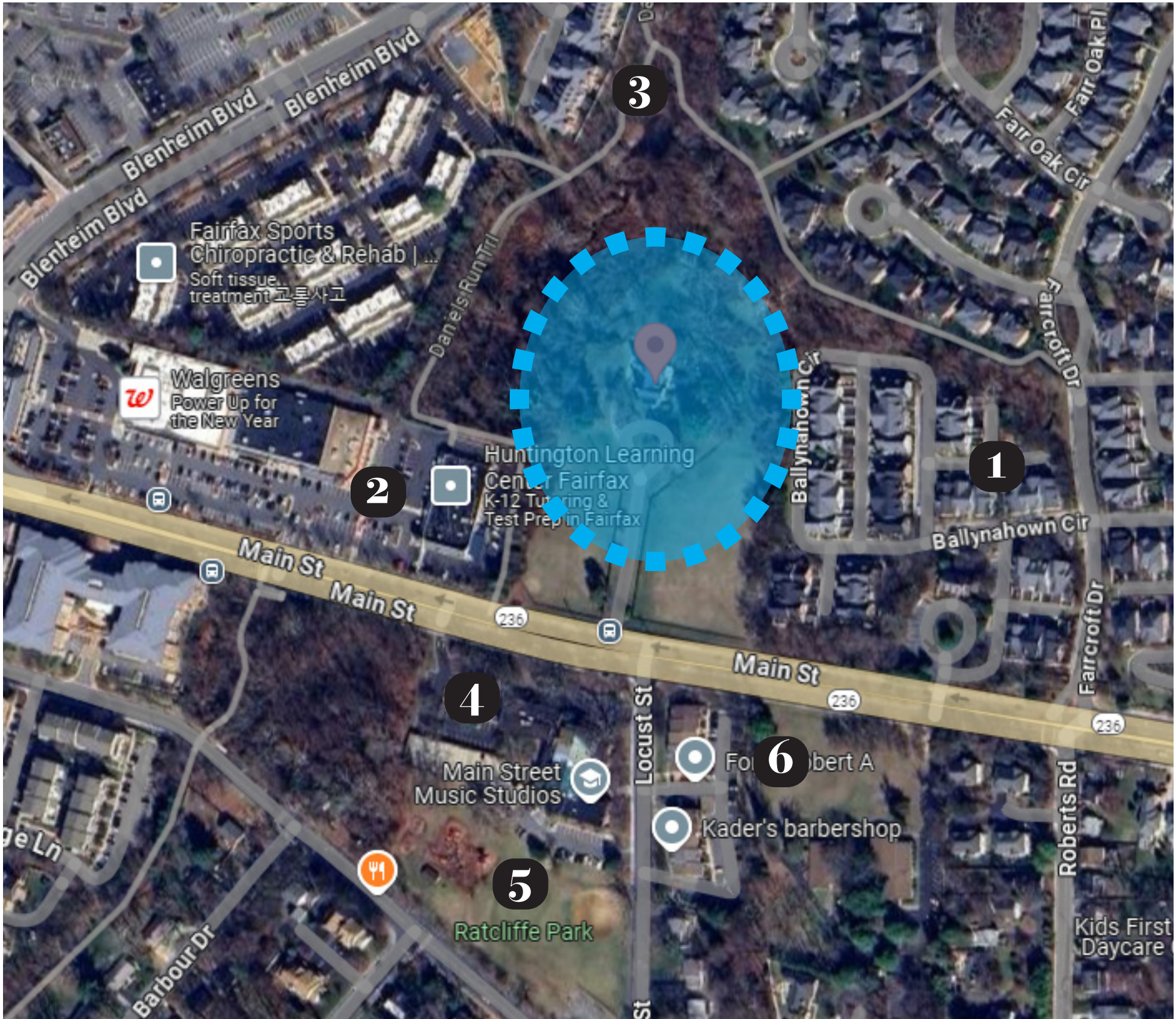
### CIVIL ENGINEER:

Wiles Mensch  
2000 Edmund Halley Drive  
Reston, VA 20191



OX HILL COMPANIES





**1** FARRCROFT NEIGHBORHOOD

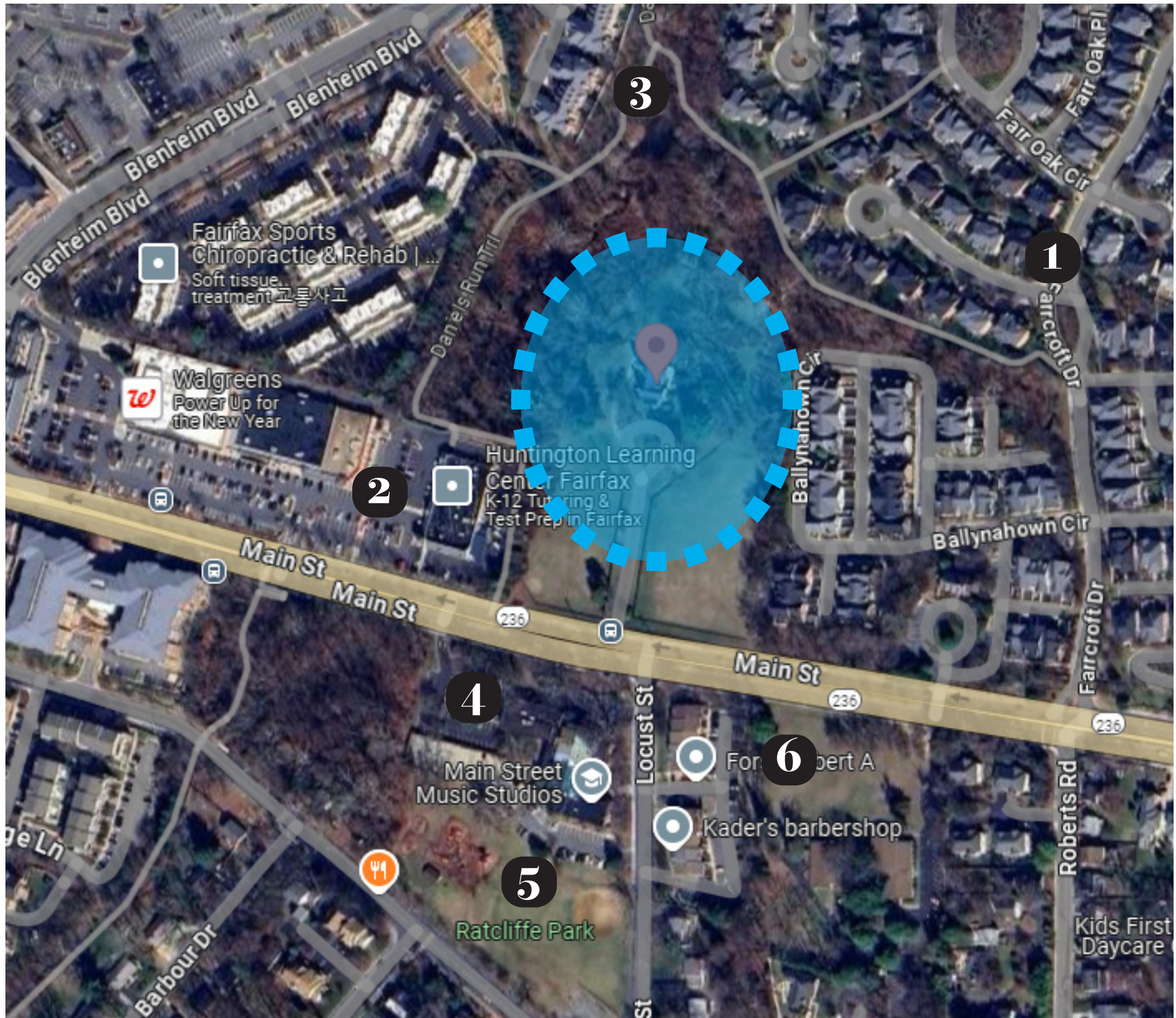


**2** MAIN STREET MARKETPLACE SHOPPING CENTER



**3** DANIELS RUN





**4** THE FAIRFAX MUSEUM AND VISITOR CENTER



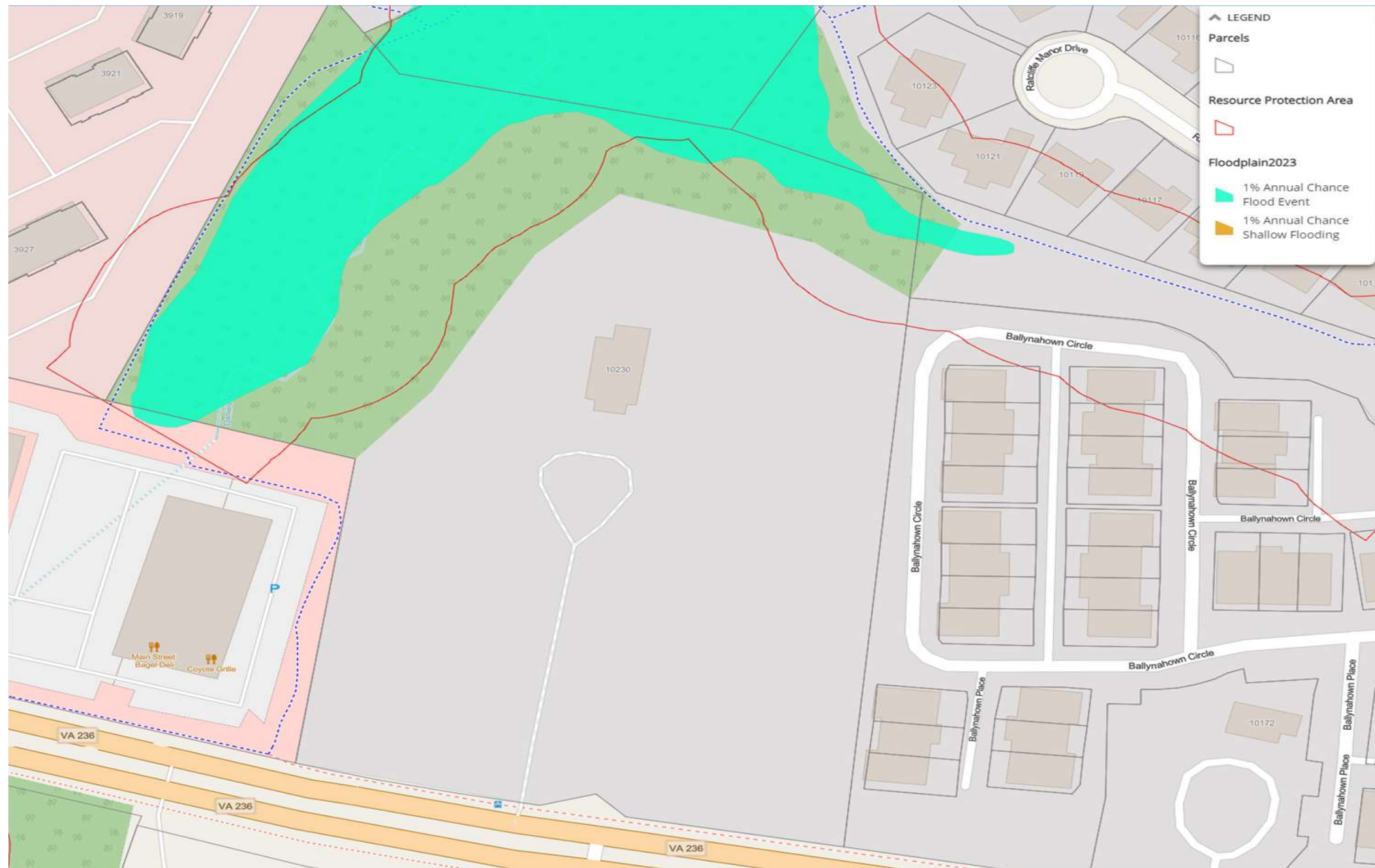
**5** RATCLIFFE PARK



**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

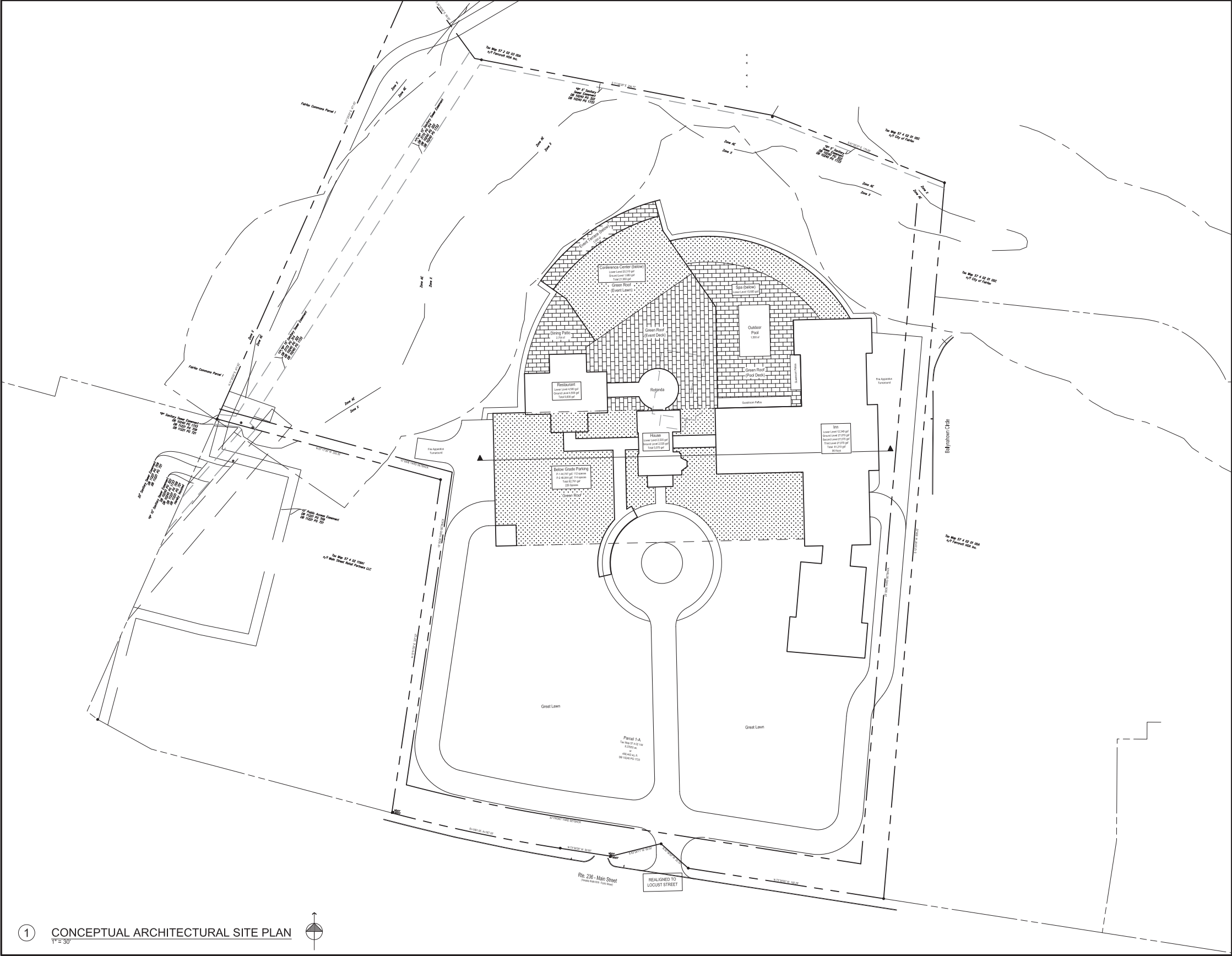
- Lower Level 20,310 SF
- Ground Level 1680 SF

Specialty Restaurants

- 9000 SF indoor dining
- 2754 SF outdoor dining terrace

Parking

- 226 Spaces



1 CONCEPTUAL ARCHITECTURAL SITE PLAN  
1" = 30'

**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**

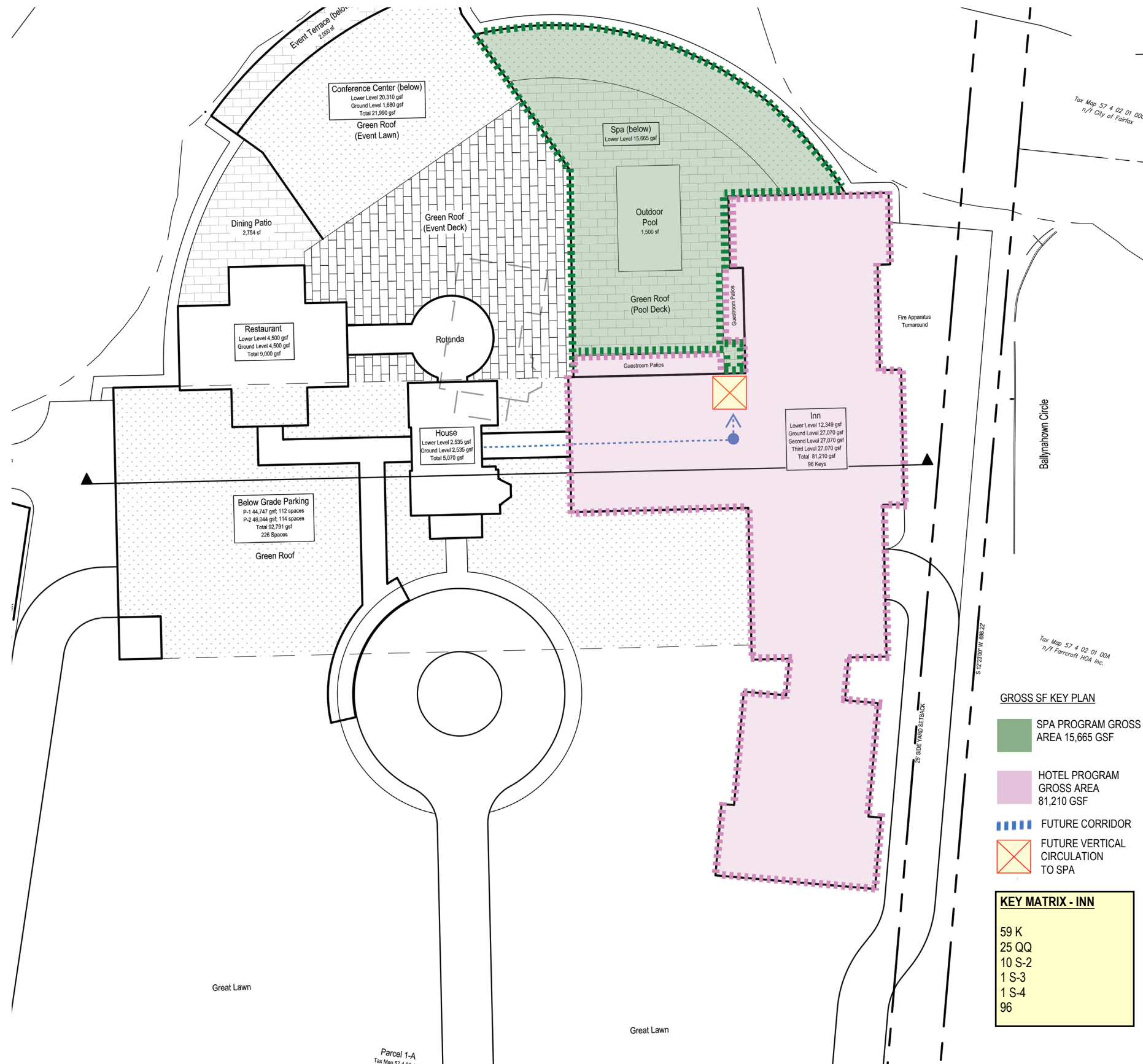
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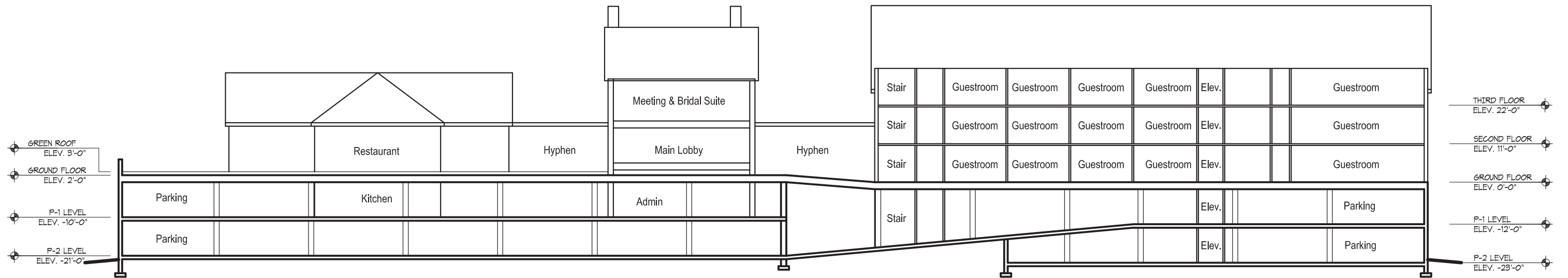
**AS1.1**

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  |









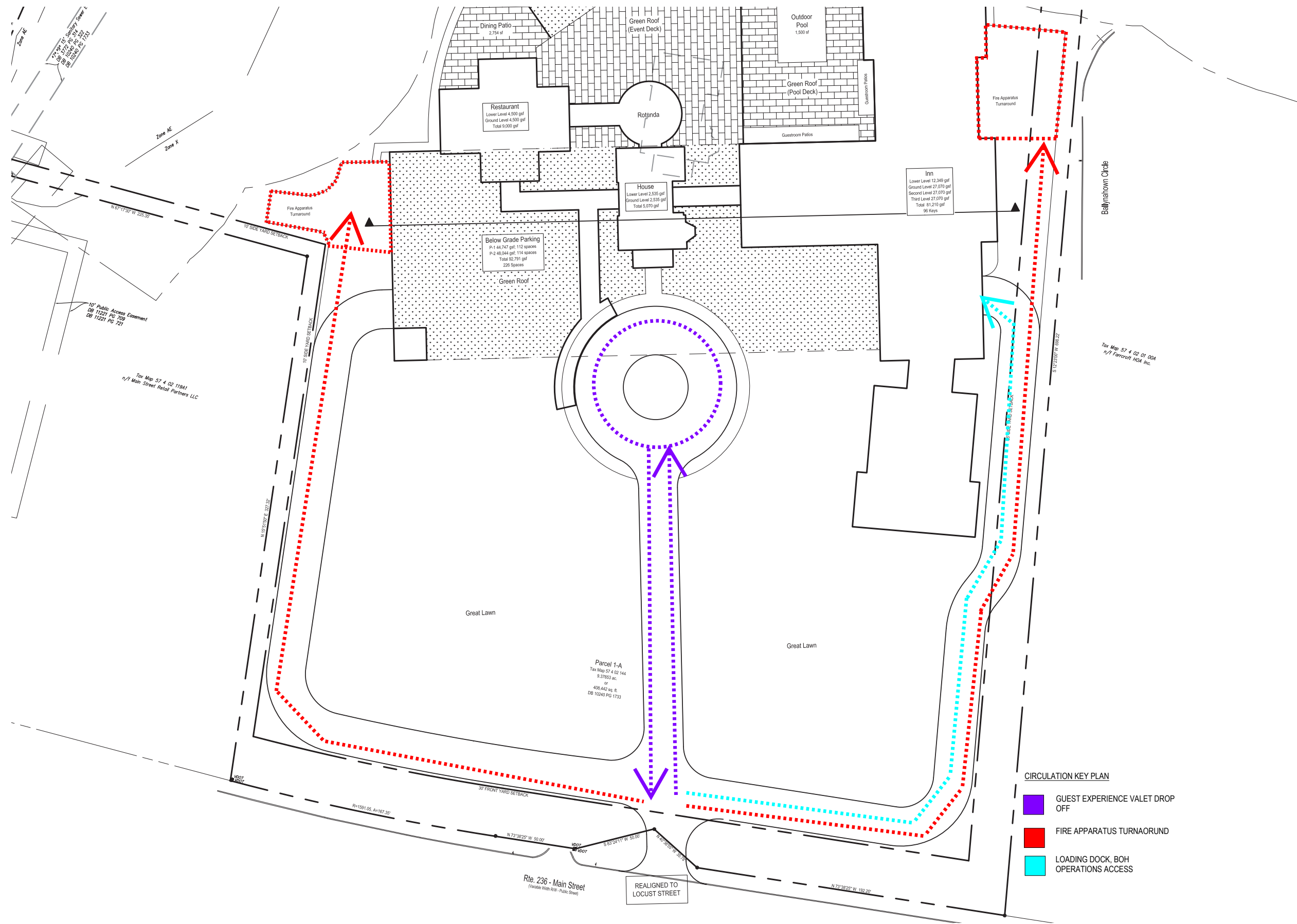


















## TREES



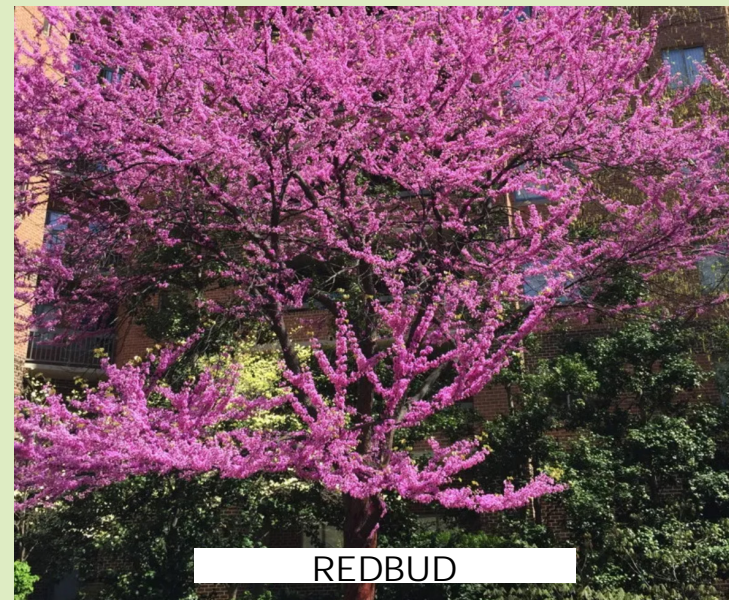
FRINGETREE



WILLOW OAK

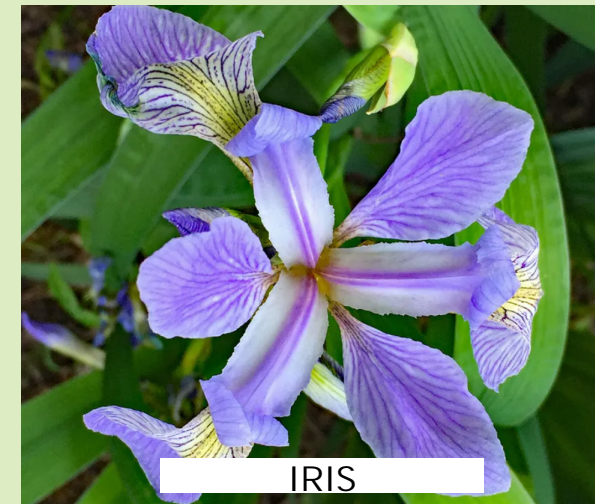


SERVICEBERRY



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.



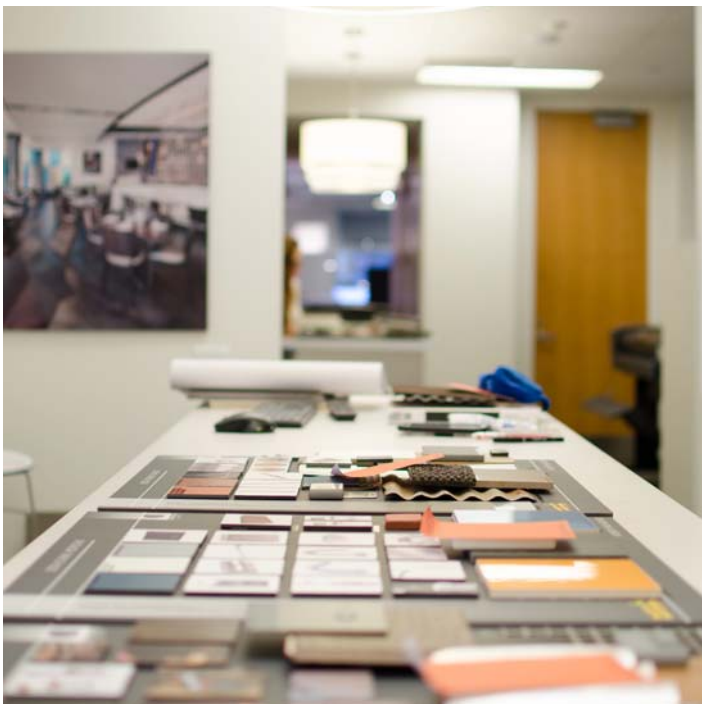
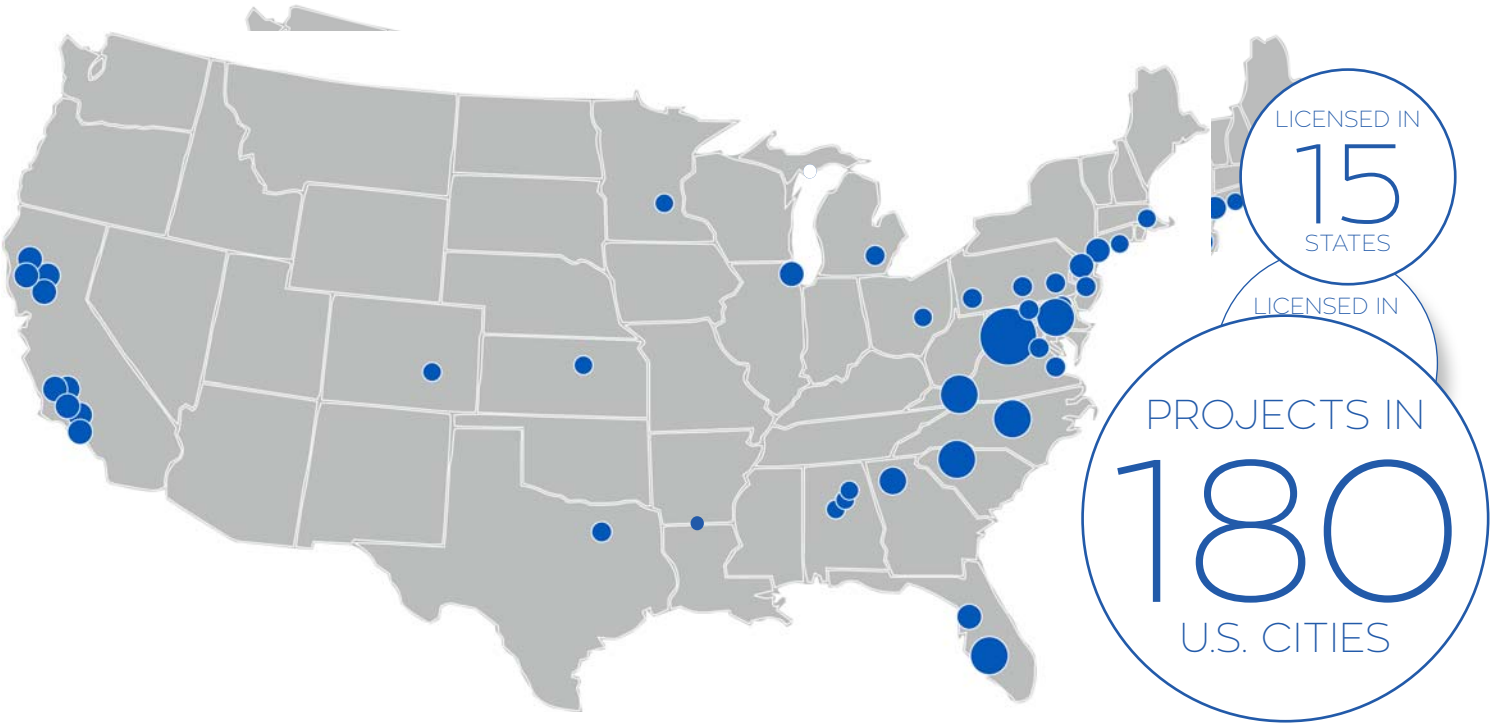
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- Firm Overview
- Hospitality Experience
- Hospitality Expertise
- Case Studies
- Design Recognition

# 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

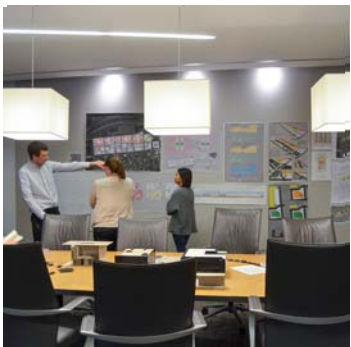


60  
EMPLOYEES



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

