



COURTHOUSE PLAZA BAR SUBMISSION #3

June 20, 2025



COURTHOUSE PLAZA

Illustrative Site Plan



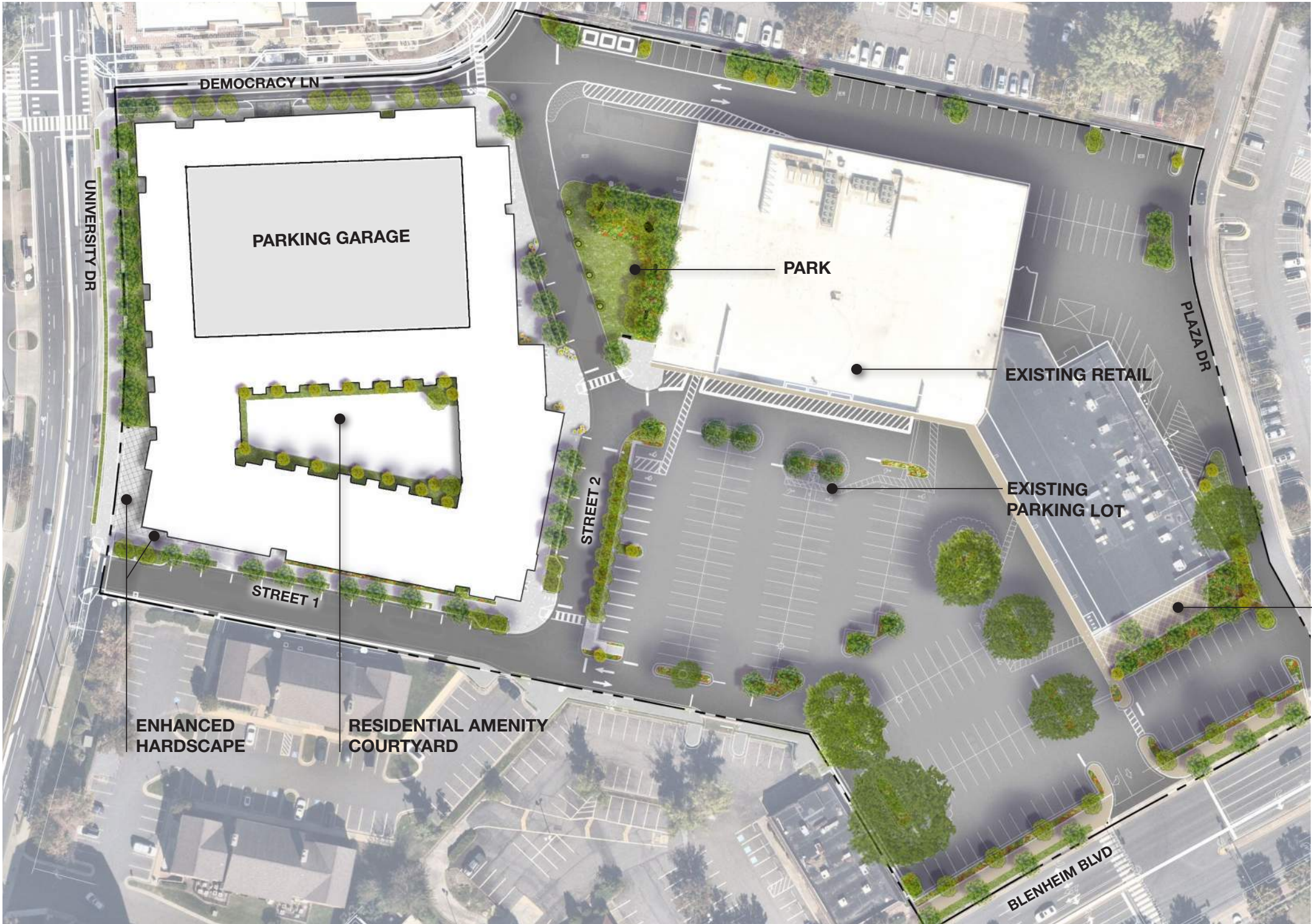
The Courthouse Plaza project is located on the Eastern side of University Drive with Democracy Lane to the North. New proposed streets will be added to the South and East connecting to the existing retail center parking lot. The surrounding neighborhood is comprised mostly of commercial, institutional and lower density offices. To the North of the site is the new Capstone: The Flats on University building, a multifamily housing building that is student-oriented to support George Mason University a few miles from the Property.

The proposed development involves removing an existing parking lot and retailers to the West of the existing Safeway and constructing a new mixed-use building and structured parking garage. The proposed mixed-use building has a total area of 333,000 GSF with 315 units, 6% of which are dedicated affordable. There is approximately 12,000 GSF of retail area. The structured parking garage, which will be enclosed on all sides by the mixed use building, has a total area of 153,500 GSF with 430 parking spaces.

The proposed architectural design integrates seamlessly with the neighboring Flats on University and into the fabric of the Old Town Fairfax Transition Overlay District, balancing historical context with modern sensibilities. Varying masses of different heights, scales and materiality create a rhythmic interplay of windows and balconies, while light taupe masonry with manganese accents anchors the building's corners. A plaza at the southwest corner along University Drive enhances pedestrian engagement, while significant retail frontage along Street 2 activates the streetscape adjacent to a new public park. The façades step down in several locations to reflect human scale, combining brick and standing seam metal or fiber cement panels for a harmonious blend of traditional and contemporary materials. Darker-toned panels and brick on projecting bays visually ground the retail base and reduce perceived building height. This dynamic yet restrained composition of natural hues and timeless materials provides a thoughtful transition from the Historic Old Town Core to the Neighborhood Node, enhancing the area's vibrancy while respecting its heritage.

COURTHOUSE PLAZA

Illustrative Site Plan



ENHANCED HARDSCAPE

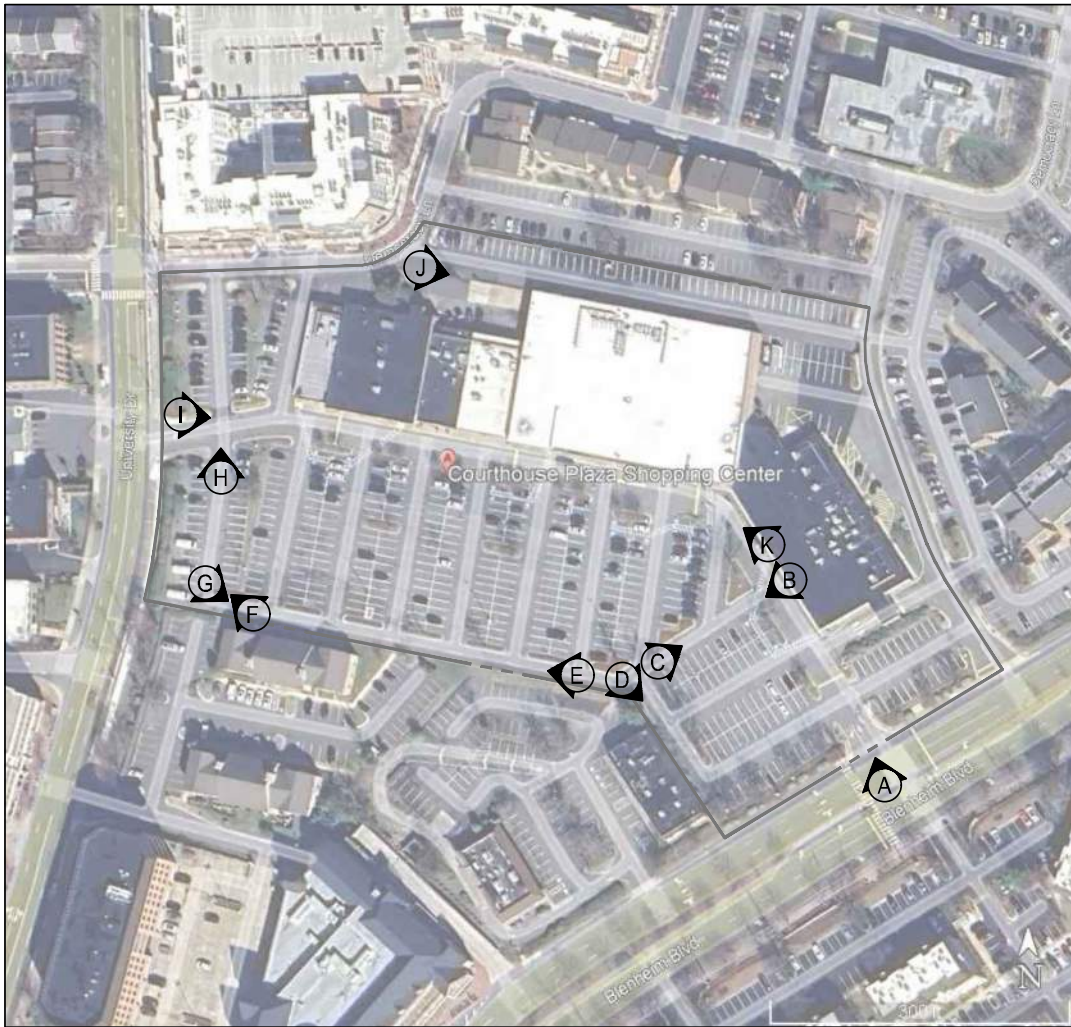


ENHANCED HARDSCAPE
SEE SITE FURNISHINGS SHEET FOR DETAIL



SITE PHOTOS

Existing Conditions



(A) VIEW LOOKING NORTHWEST FROM
BLENHEIM BLVD SITE ENTRANCE



(B) VIEW LOOKING SOUTHWEST FROM
SIDEWALK ALONG STRIP MALL



(C) VIEW LOOKING NORTHEAST FROM
Y-INTERSECTION OF SOUTHERN DRIVE
ISLE



(D) VIEW LOOKING SOUTHEAST FROM
Y-INTERSECTION OF SOUTHERN DRIVE
ISLE



(E) VIEW LOOKING WEST FROM
Y-INTERSECTION OF SOUTHERN DRIVE
ISLE



(F) VIEW LOOKING NORTHWEST FROM
SOUTHWEST CORNER OF SOUTHERN
DRIVE ISLE



(G) VIEW LOOKING SOUTHEAST ALONG
SOUTHERN DRIVE ISLE FROM
SOUTHWEST CORNER OF PARKING LOT



(H) VIEW LOOKING NORTH FROM
INTERSECTION OF PARKING LOT AND
UNIVERSITY DRIVE SITE ENTRANCE



(I) VIEW LOOKING EAST FROM
UNIVERSITY DRIVE SITE ENTRANCE



(J) VIEW LOOKING EAST AT SAFEWAY
LOADING DOCK

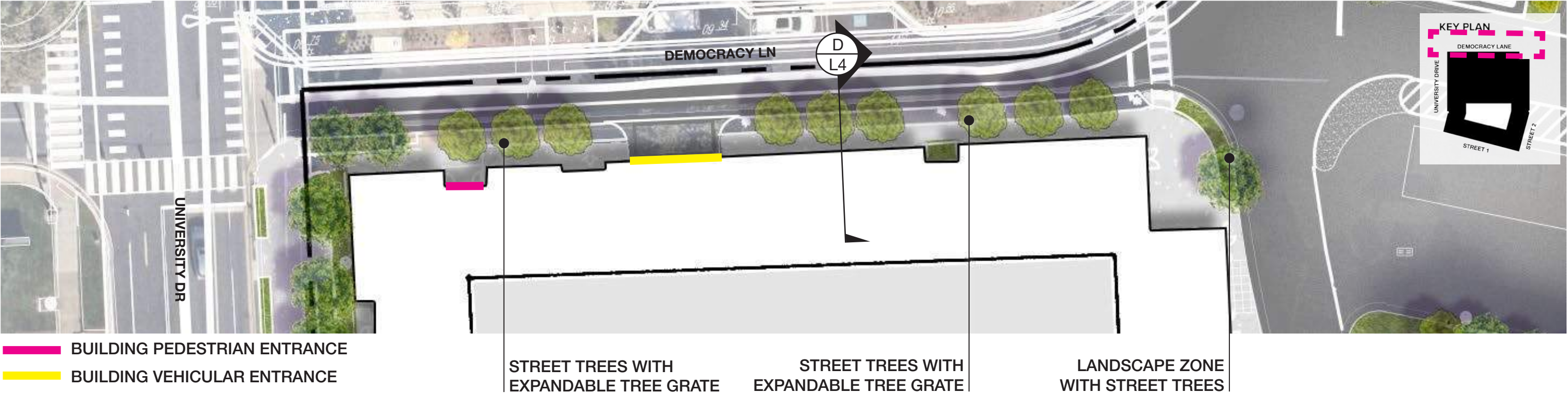
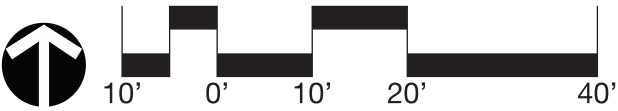


(K) VIEW LOOKING NORTHWEST FROM
SIDEWALK ALONG STRIP MALL

INTENTIONALLY BLANK

STREETSCAPE

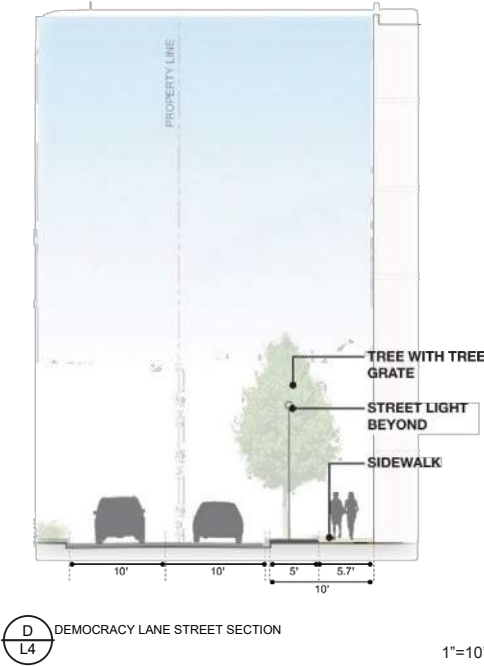
Democracy Lane



PRECEDENT IMAGERY

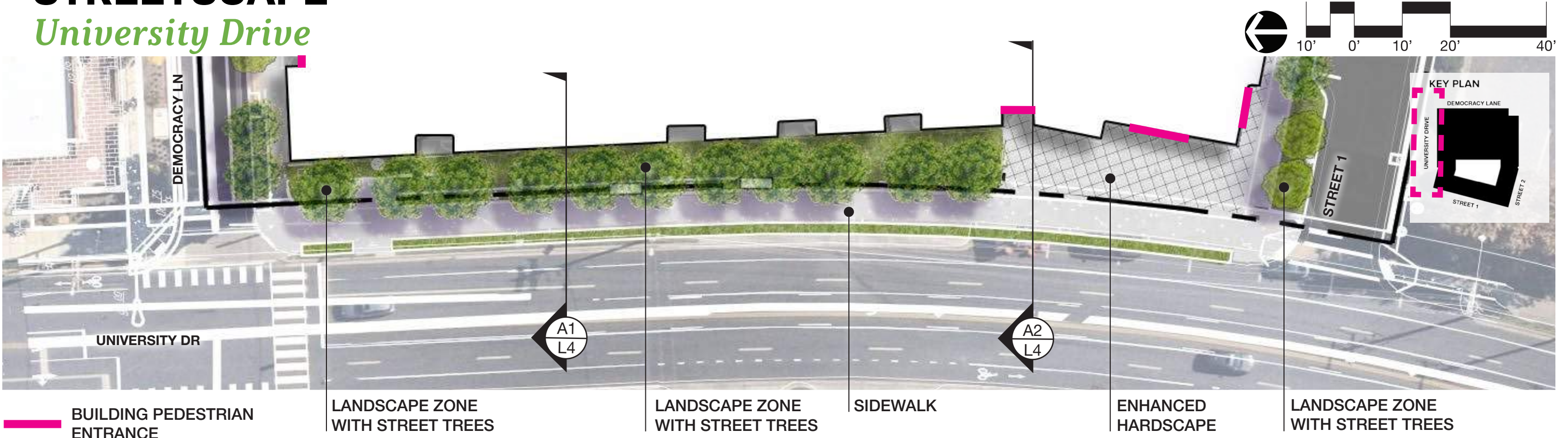


TYPICAL STREETSCAPE SECTION



STREETSCAPE

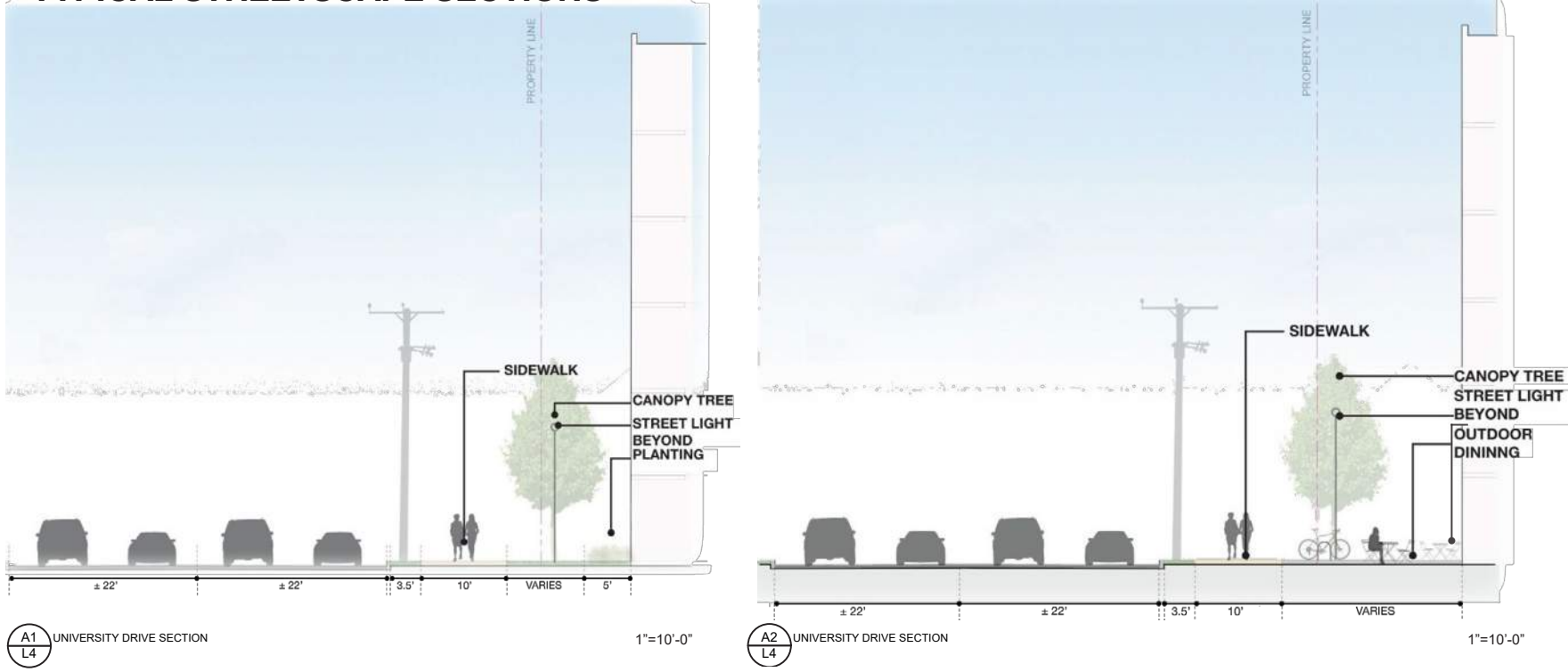
University Drive



PRECEDENT IMAGERY

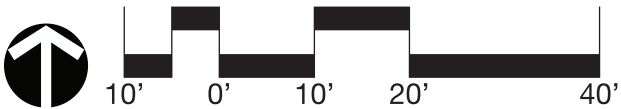


TYPICAL STREETSCAPE SECTIONS



STREETSCAPE

Proposed Street 1



PRECEDENT IMAGERY

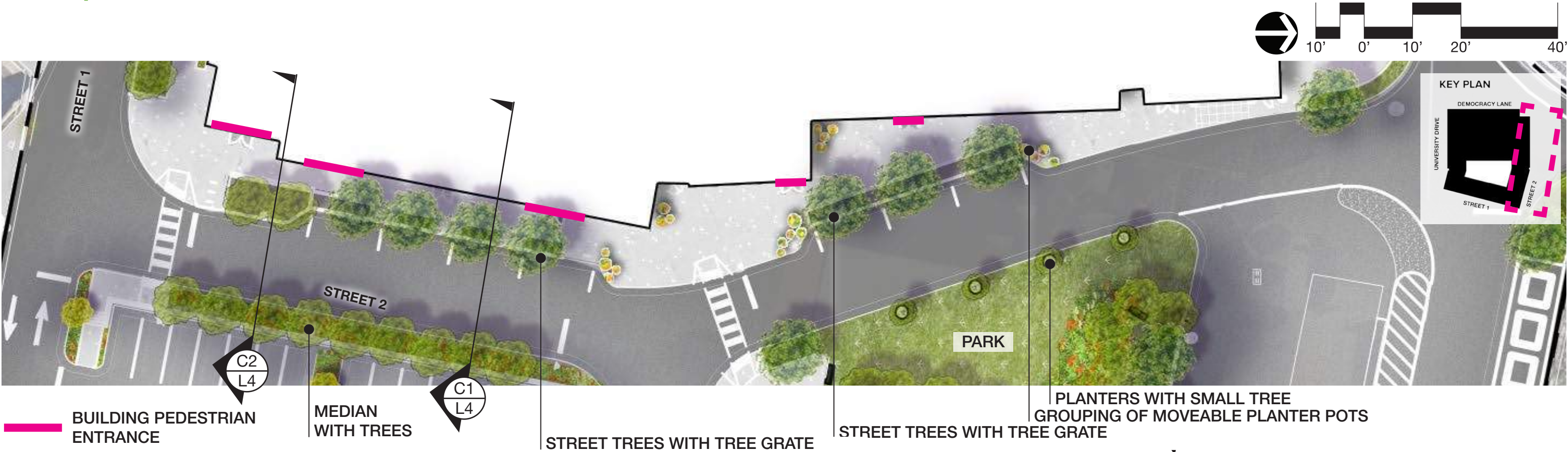


TYPICAL STREETSCAPE SECTIONS

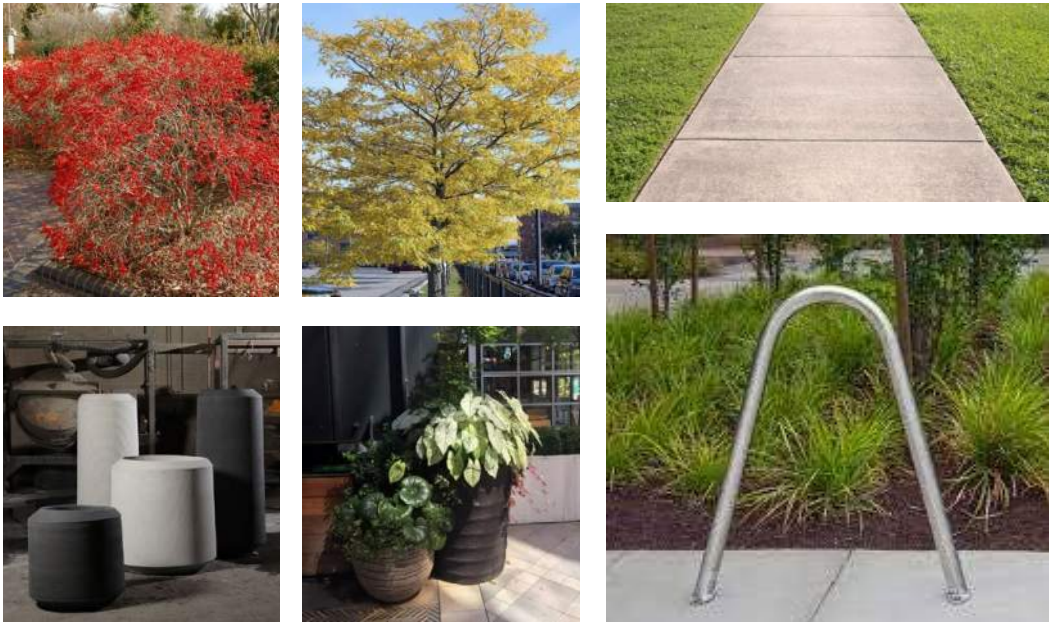


STREETSCAPE

Proposed Street 2



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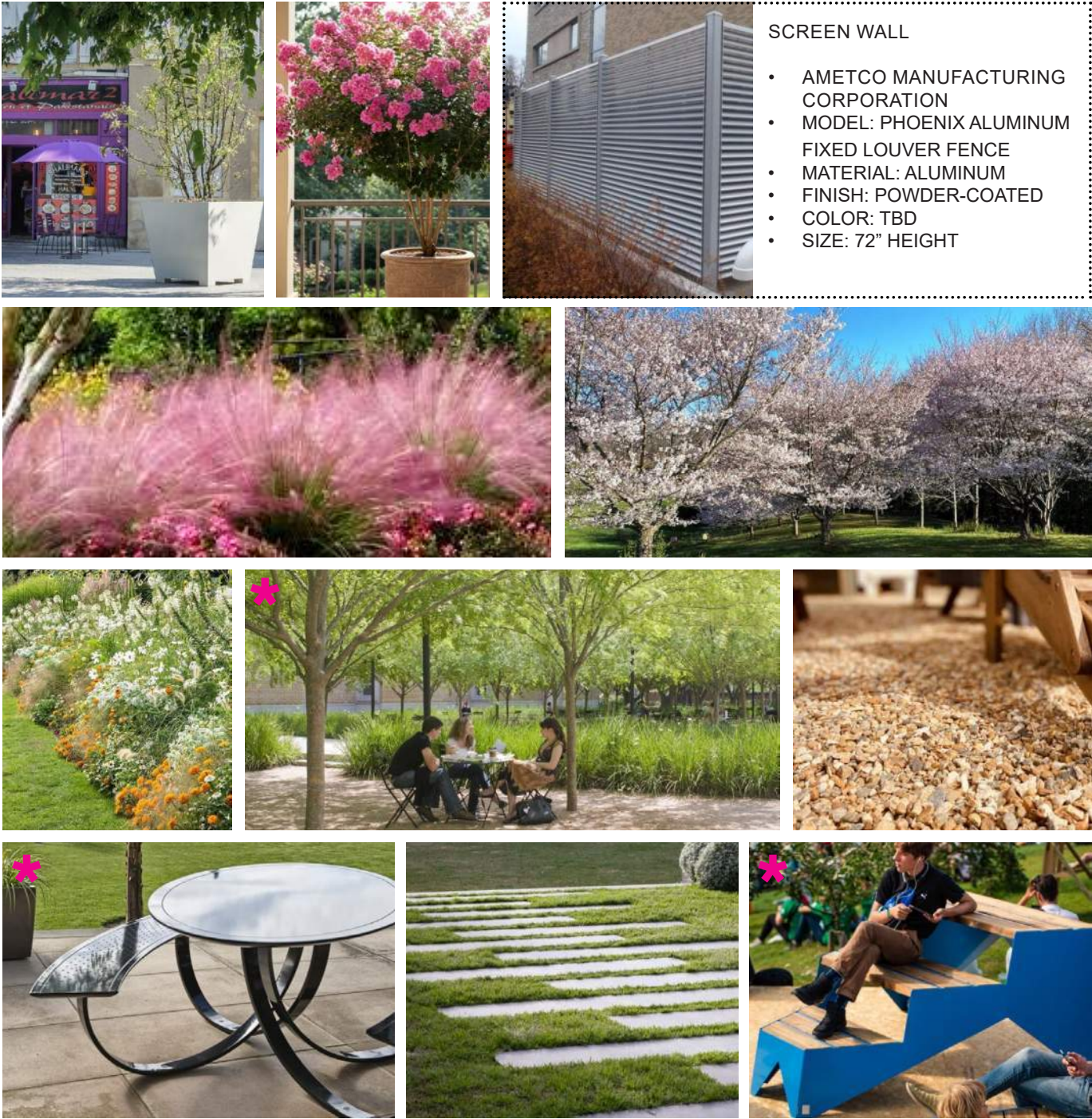


TYPICAL STREETSCAPE SECTIONS



LANDSCAPE

Proposed Park



* SEATING (BENCH, PICNIC TABLE OR OTHER TYPE OF SEATING)

LANDSCAPE

Planting Plan



CONCEPT PLANT SCHEDULE FULL SITE

-  DECIDUOUS TREE-
CATEGORY IV
3" CALIPER
-  DECIDUOUS TREE-
CATEGORY III
2" CALIPER
-  DECIDUOUS TREE-
CATEGORY II
2" CALIPER
-  SHRUB AREAS
24" HT. OR BELOW
-  LAWN

LANDSCAPE

Plant Schedule

TREES						
KEY	BOTANICAL NAME	COMMON NAME	QTY	CAL.	HT.	COMMENTS
AR	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	17	3"	12-14'	B&B NATIVE
GB	GINKGO BILOBA (MALE)	GINKGO MALE	4	3"	12-14'	B&B
PO	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	4	3"	12-14'	B&B NATIVE
QP	QUERCUS PHELLOS	WILLOW OAK	17	3"	12-14'	B&B NATIVE
QA	QUERCUS ALBA	WHITE OAK	10	3"	12-14'	B&B NATIVE
UA	ULMUS AMERICANA 'VALLEY FORGE'	AMERICAN ELM 'VALLEY FORGE'	15	3"	12-14'	B&B NATIVE
AG	ACER GRISEUM	PAPERBARK MAPLE	13	1.5"	6-8'	B&B
AL	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	7	1.5"	6-8'	B&B NATIVE
BN	BETULA NIGRA 'DURAHEAT'	HERITAGE RIVER BIRCH 'DURAHEAT'	19	2"	8-10'	B&B NATIVE
GT	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEY LOCUST	17	2"	8-10'	B&B NATIVE
NS	NYSSA SYLVATICA	BLACK GUM	11	2"	8-10'	B&B NATIVE
TC	TILIA CORDATA	LITTLELEAF LINDEN	5	2"	8-10'	B&B NATIVE
PI	PRUNUS X INCAM 'OKAME'	OKAME FLOWERING CHERRY	7	1.5"	6-8'	B&B NATIVE
SHRUBS						
KEY	BOTANICAL NAME	COMMON NAME	QTY	HEIGHT	SPREAD	COMMENTS
CEA	CEANOTHUS AMERICANUS	NEW JERSEY TEA		24"-30"		NATIVE
CLA	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE CLETHRA		24"-30"		NATIVE
DVJ	DITYLIUM 'VINTAGE JADE'	VINTAGE JADE DISTYLIUM		18-24"		
IGS	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY		18-24"		NATIVE
IVR	ILEX VERTICILLATA 'RED SPRITE'/	RED SPRITE WINTERBERRY		18-24"		NATIVE
ITV	ITEA VIRGINICA	VIRGINIA SWEETSPIRE		18-24"		NATIVE
RAG	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC		18-24"	18-24"	NATIVE
TOE	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBOVITAE		6-8'		NATIVE
PERENNIALS & GRASSES						
KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE		COMMENTS
CPN	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE		#2 CONTAINER		NATIVE
HCL	HYPERICYM CALYCINUM	ST. JOHN'S WORT		#2 CONTAINER		NATIVE
MLC	MUHLENBERGIA CAPILARIS	MUHLY GRASS		#3 CONTAINER		NATIVE
PVS	PANICUM VIRGATIM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS		#3 CONTAINER		NATIVE

LANDSCAPE

Plant Palette



Paperbark Maple
Acer griseum



Honey Locust
Gleditsia triacanthos inermis



River Birch
Betula nigra



Swamp White Oak
Quercus bicolor



Black Gum
Nyssa sylvatica



Red Sprite Winterberry
Ilex verticillata 'Red Sprite'



Emerald Green Arbovitae
Thuja occidentalis 'Emerald Green'



American Elm 'Valley Forge'
Ulmus americana 'Valley Forge'



Sweetbay Magnolia
Magnolia virginiana



'Okame' Flowering Cherry
Prunus x Incam



New Jersey Tea
Ceanothus americanus



Wild Ginger
Asarum canadense



Fragrant Sumac 'Gro-Low'
Rhus aromatica



Virginia Sweetspire
Itea virginica



St John's Wort
Hypericum perforatum

LANDSCAPE

Site Furnishings



BENCH
KEYSTONE RIDGE DESIGNS
EVERETT

- MATERIAL: METAL
- FINISH: POWDER-COATED
- COLOR: BLACK
- SIZE: 6' LENGTH
- OR EQUAL



BICYCLE RACK
LANDSCAPE FORMS
BOLA

- MATERIAL: POWDER-COATED METAL
- COLOR: BLACK OR STAINLESS STEEL
- EMBEDDED MOUNTING
- OR EQUAL



TRASH | RECYCLING RECEPTACLES
LANDSCAPE FORMS
CHASE PARK

- MATERIAL: ALUMINUM
- FINISH: POWDERCOAT
- COLOR: MATTE BLACK + BLUE FOR RECYCLING
- OR EQUAL



ENHANCED HARDSCAPE

- MATERIAL: CONCRETE
- COLOR: TBD
- FINISH: TBD
- DIMENSIONS MAY VARY PER LOCATION

EXTERIOR

Materials Palette

*AFB-1 - Black Brick
Dark Gray Mortar*



*AFB-2 - Brown Brick
Brown Mortar*



*AFB-3 - Taupe Brick
Taupe Mortar*



*AFB-4 - White Brick
Grey Mortar*



*FCP-1 - Fiber Cement
Board and Batten*



*MP-1 - Bronze Standing
Seam Metal Panel*



*MP-2 - Bronze
Composite Metal Panel*



*FCP-2 (MP-1/2 ALT) -
Brown Fiber Cement*



*MP-3 - Champagne Standing
Seam Metal Panel*



*FCP-3 (MP-3 ALT) -
Champagne Fiber Cement*



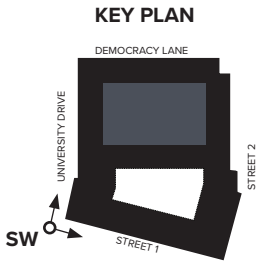
*Residential & Storefront
Window Finish*



*Picket Railing -
Taupe*

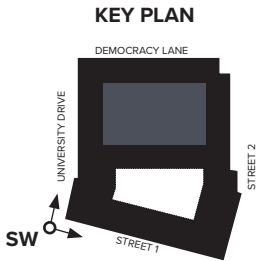
RENDERINGS

Intersection of University Drive and Street 1



RENDERINGS

Intersection of University Drive and Street 1 - No Trees



ENLARGED RENDERING

Cornice Details



NOTE: BUILDING NAME IS TO BE DETERMINED. BUILDING SIGNAGE FOR REPRESENTATIONAL PURPOSES AND WILL COMPLY WITH CITY OF FAIRFAX STANDARDS OR A COMPREHENSIVE SIGN PLAN WILL BE FILED.

ELEVATION

South - Street 1

MATERIALS LEGEND

SUBJECT TO CHANGE



AFB-1
BRICK - BLACK
MORTAR - DARK GRAY



AFB-2
BRICK - BROWN
MORTAR - MEDIUM BROWN



AFB-3
BRICK - TAUPE
MORTAR - LIGHT TAUPE



AFB-4
BRICK - WHITE
MORTAR - LIGHT TAUPE




MP-1
METAL - DARK BRONZE
STANDING SEAM




MP-2
METAL - DARK BRONZE
PANEL




MP-3
METAL - CHAMPAGNE
STANDING SEAM



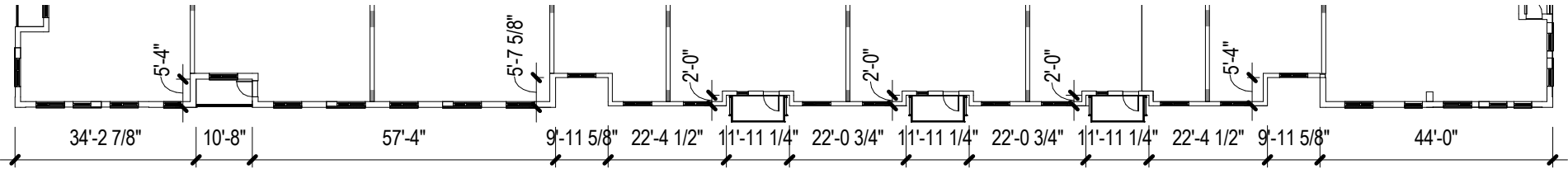
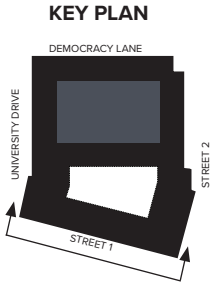
FCP-1
FIBER CEMENT - WHITE
BOARD AND BATTEN



FCP-2 (MP-1/MP-2 ALT)
FIBER CEMENT - BROWN
BOARD AND BATTEN



FCP-3 (MP-3 ALT)
FIBER CEMENT - CHAMPAGNE
BOARD AND BATTEN



TYPICAL FACADE ARTICULATION PLAN

SCALE: 1" = 30'

NOTE: BUILDING NAME IS TO BE DETERMINED. SIGNAGE TO COMPLY WITH CITY OF FAIRFAX STANDARDS.



ELEVATION

West - University Drive

MATERIALS LEGEND

SUBJECT TO CHANGE



AFB-1
BRICK - BLACK
MORTAR - DARK GRAY



AFB-2
BRICK - BROWN
MORTAR - MEDIUM BROWN



AFB-3
BRICK - TAUPE
MORTAR - LIGHT TAUPE



AFB-4
BRICK - WHITE
MORTAR - LIGHT TAUPE




MP-1
METAL - DARK BRONZE
STANDING SEAM




MP-2
METAL - DARK BRONZE
PANEL




MP-3
METAL - CHAMPAGNE
STANDING SEAM



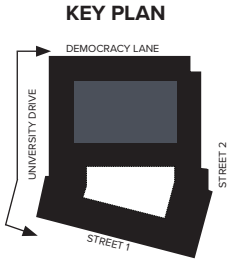
FCP-1
FIBER CEMENT - WHITE
BOARD AND BATTEN



FCP-2 (MP-1/MP-2 ALT)
FIBER CEMENT - BROWN
BOARD AND BATTEN

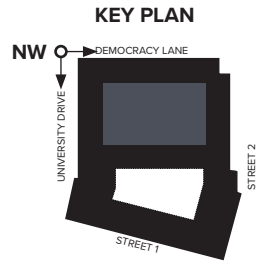


FCP-3 (MP-3 ALT)
FIBER CEMENT - CHAMPAGNE
BOARD AND BATTEN



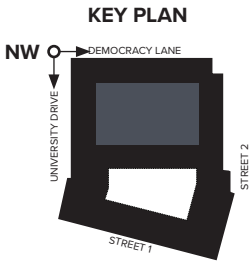
RENDERINGS

Intersection of Democracy Lane and University Drive



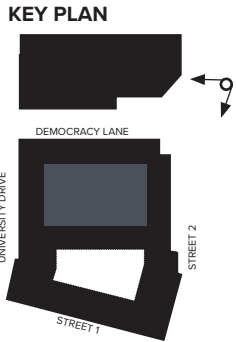
RENDERINGS

Intersection of Democracy Lane and University Drive - No Trees



RENDERINGS

Democracy Lane - Flats Context













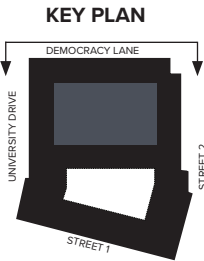
ELEVATION

North - Democracy Lane

MATERIALS LEGEND

SUBJECT TO CHANGE

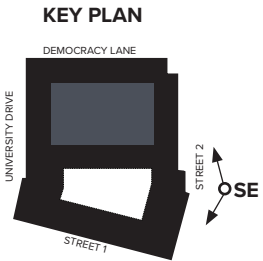
	AFB-1 BRICK - BLACK MORTAR - DARK GRAY		MP-1 METAL - DARK BRONZE STANDING SEAM		FCP-1 FIBER CEMENT - WHITE BOARD AND BATTEN
	AFB-2 BRICK - BROWN MORTAR - MEDIUM BROWN		MP-2 METAL - DARK BRONZE PANEL		FCP-2 (MP-1/MP-2 ALT) FIBER CEMENT - BROWN BOARD AND BATTEN
	AFB-3 BRICK - TAUPE MORTAR - LIGHT TAUPE		MP-3 METAL - CHAMPAGNE STANDING SEAM		FCP-3 (MP-3 ALT) FIBER CEMENT - CHAMPAGNE BOARD AND BATTEN
	AFB-4 BRICK - WHITE MORTAR - LIGHT TAUPE				



SCALE: 1" = 30'

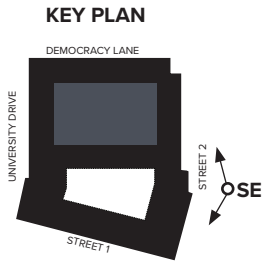
RENDERINGS

View from SE - Street 2



RENDERINGS

View from SE - Street 2 - No Trees



ENLARGED RENDERING

Main Entrance



ENLARGED RENDERING

Retail



ELEVATION

East - Street 2

MATERIALS LEGEND

SUBJECT TO CHANGE



AFB-1
BRICK - BLACK
MORTAR - DARK GRAY



AFB-2
BRICK - BROWN
MORTAR - MEDIUM BROWN



AFB-3
BRICK - TAUPE
MORTAR - LIGHT TAUPE



AFB-4
BRICK - WHITE
MORTAR - LIGHT TAUPE




MP-1
METAL - DARK BRONZE
STANDING SEAM




MP-2
METAL - DARK BRONZE
PANEL




MP-3
METAL - CHAMPAGNE
STANDING SEAM



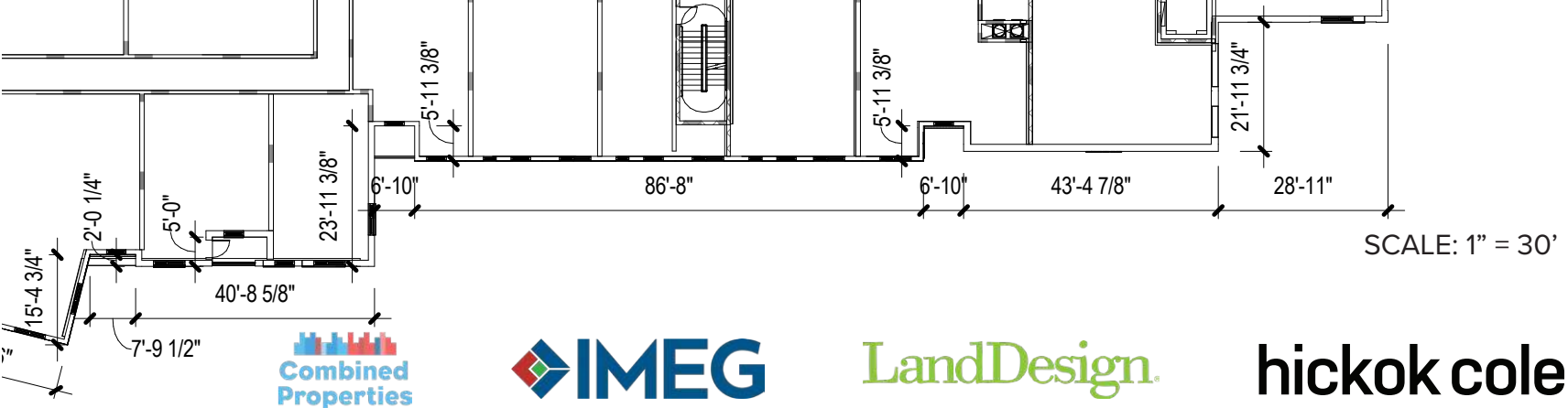
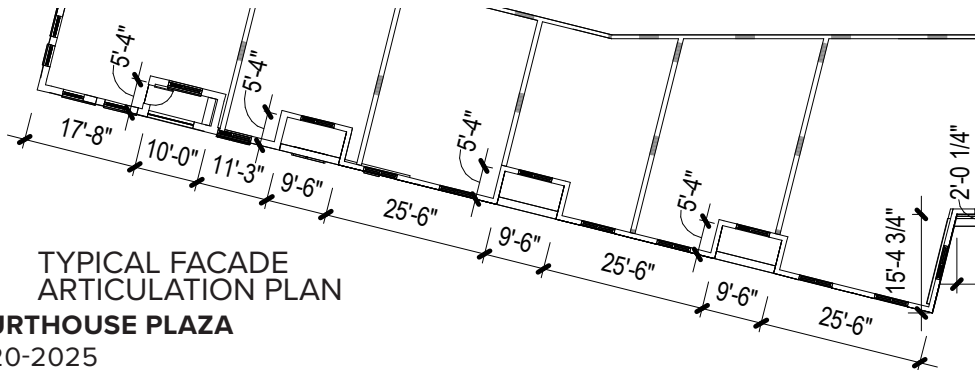
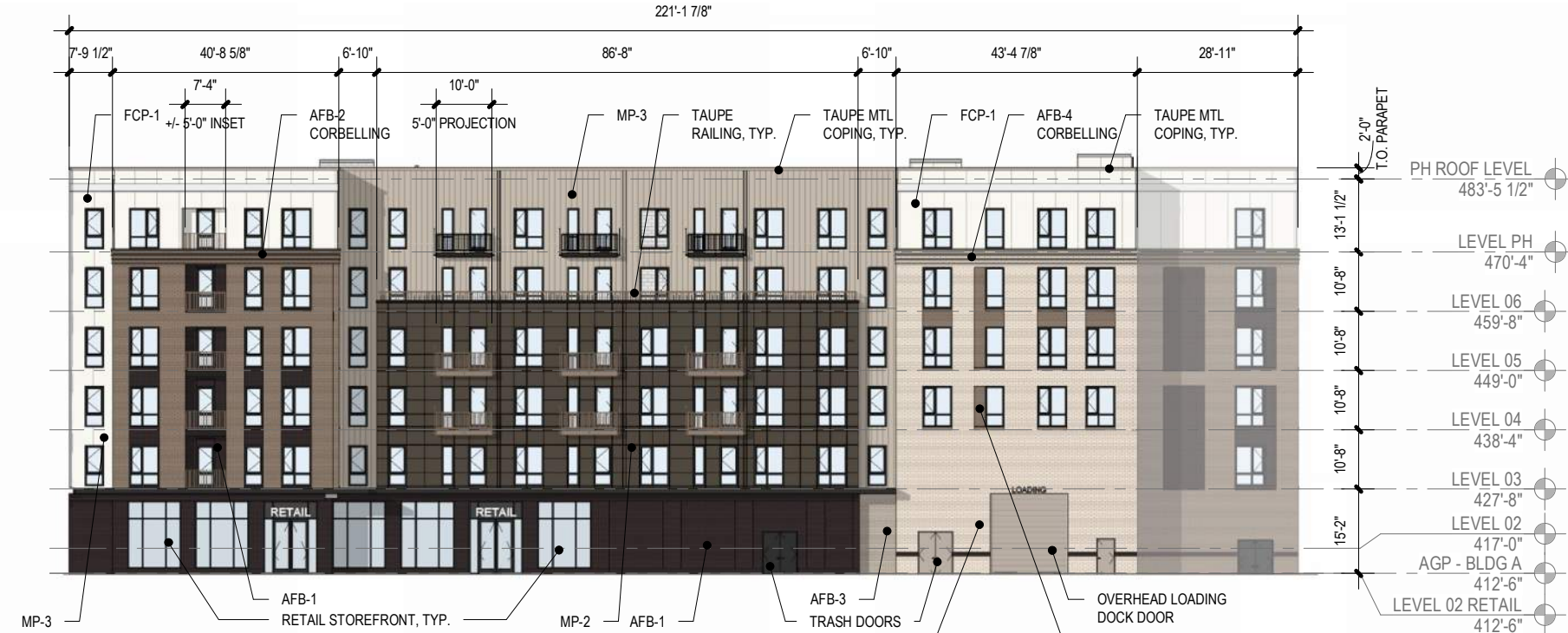
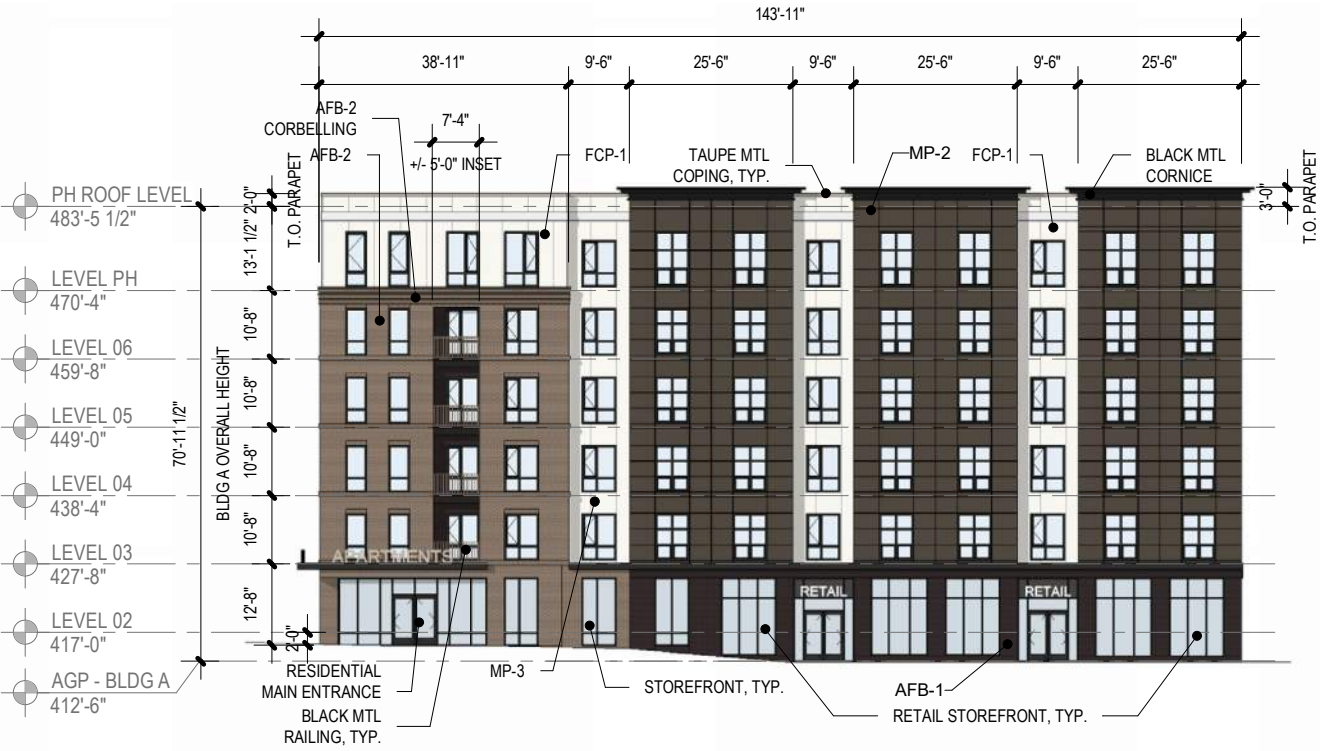
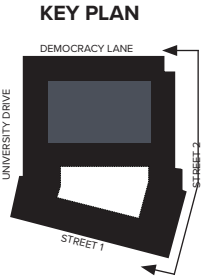
FCP-1
FIBER CEMENT - WHITE
BOARD AND BATTEN



FCP-2 (MP-1/MP-2 ALT)
FIBER CEMENT - BROWN
BOARD AND BATTEN

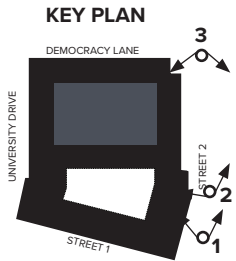


FCP-3 (MP-3 ALT)
FIBER CEMENT - CHAMPAGNE
BOARD AND BATTEN



RENDERINGS

Street 2



1 : STREET 2 LOOKING NORTH TOWARDS PARK



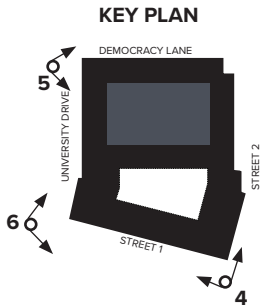
2 : STREET 2 LOOKING NORTH TOWARDS DEMOCRACY



3: STREET 2 LOOKING SOUTH AT PROPOSED LOADING DOCK

RENDERINGS

Street Intersections



4 : INTERSECTION OF STREET 1 AND STREET 2 - MAIN LOBBY



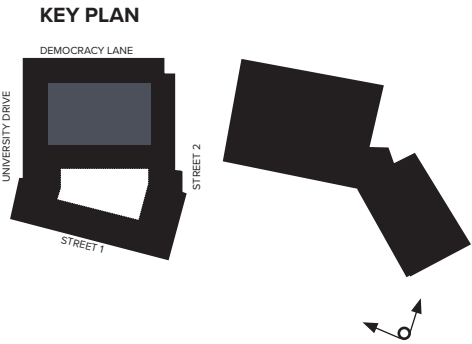
5 : DEMOCRACY LANE LOOKING EAST



6 : INTERSECTION OF UNIVERSITY AND PROPOSED STREET 1

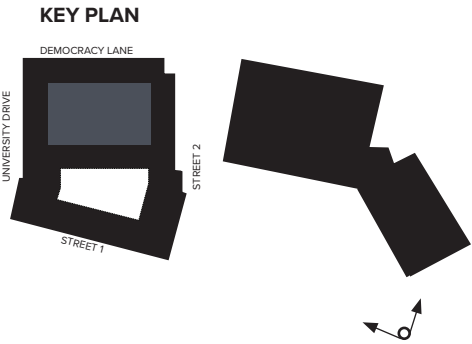
RENDERINGS

Retail Plaza and Proposed Building - Trees



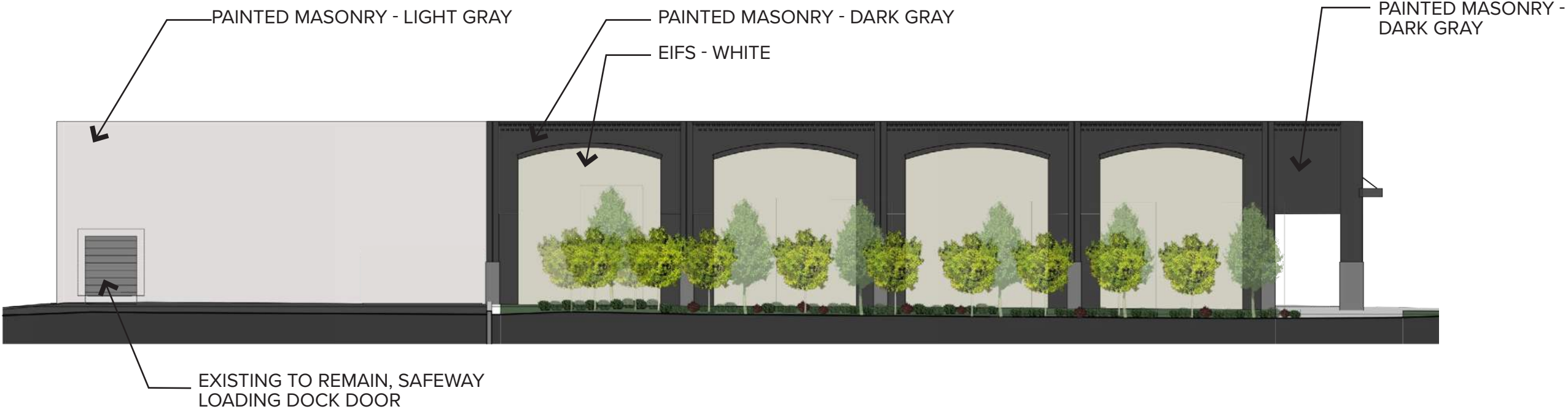
RENDERINGS

Retail Plaza and Proposed Building - No Trees



FACADE IMPROVEMENTS

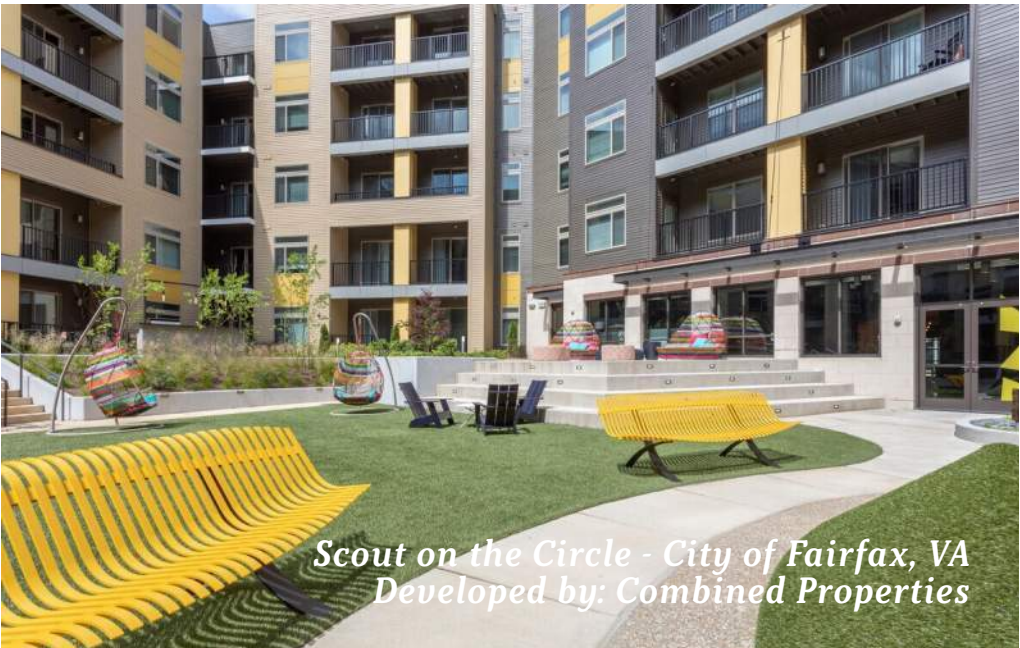
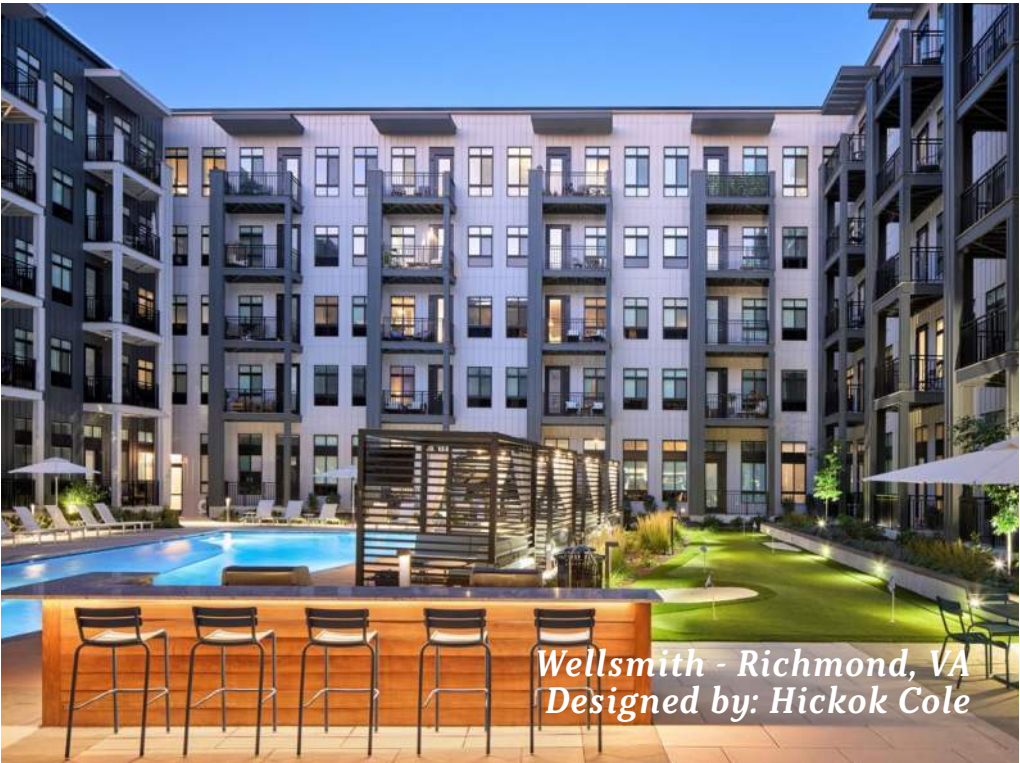
Safeway



*PLANTING SHOWN AT INSTALLATION HEIGHT

PRECEDENTS

Interior Courtyard

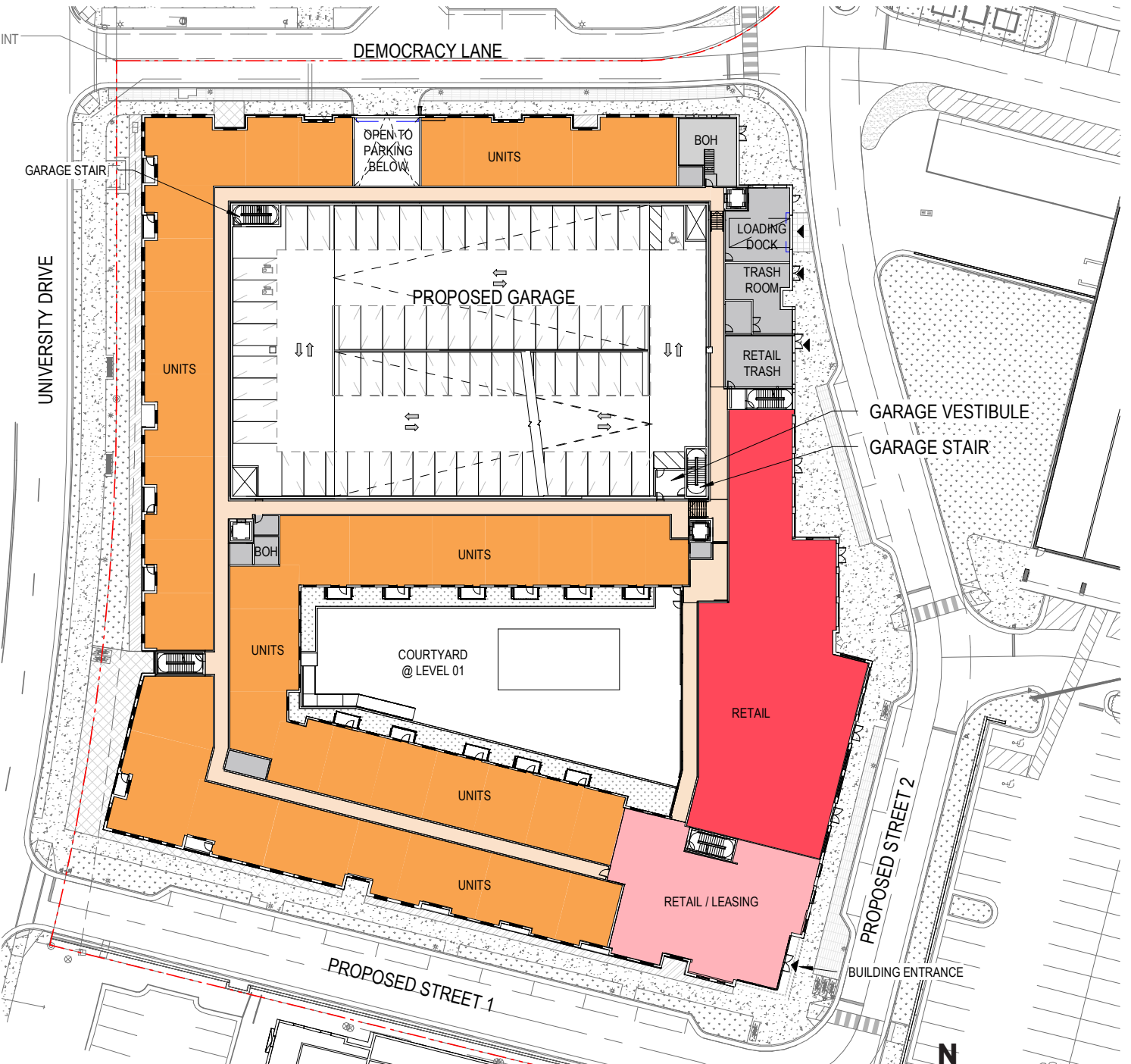


FLOOR PLANS

Level 01 and Level 02



LEVEL 01



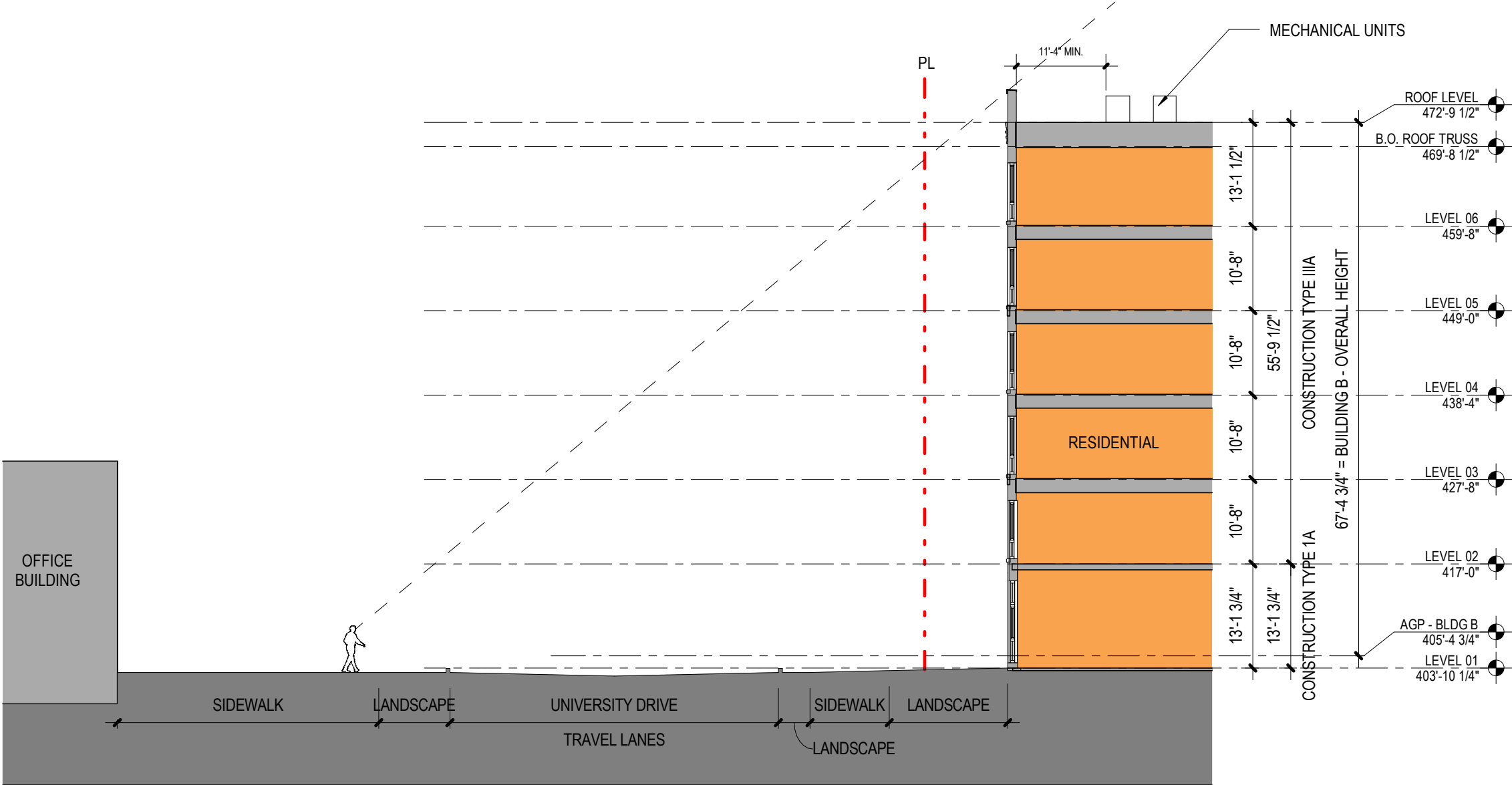
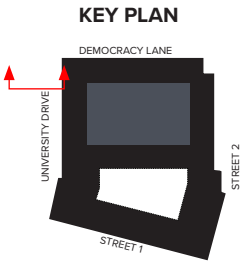
LEVEL 02



SCALE: 1" = 60'

SIGHTLINE SECTION

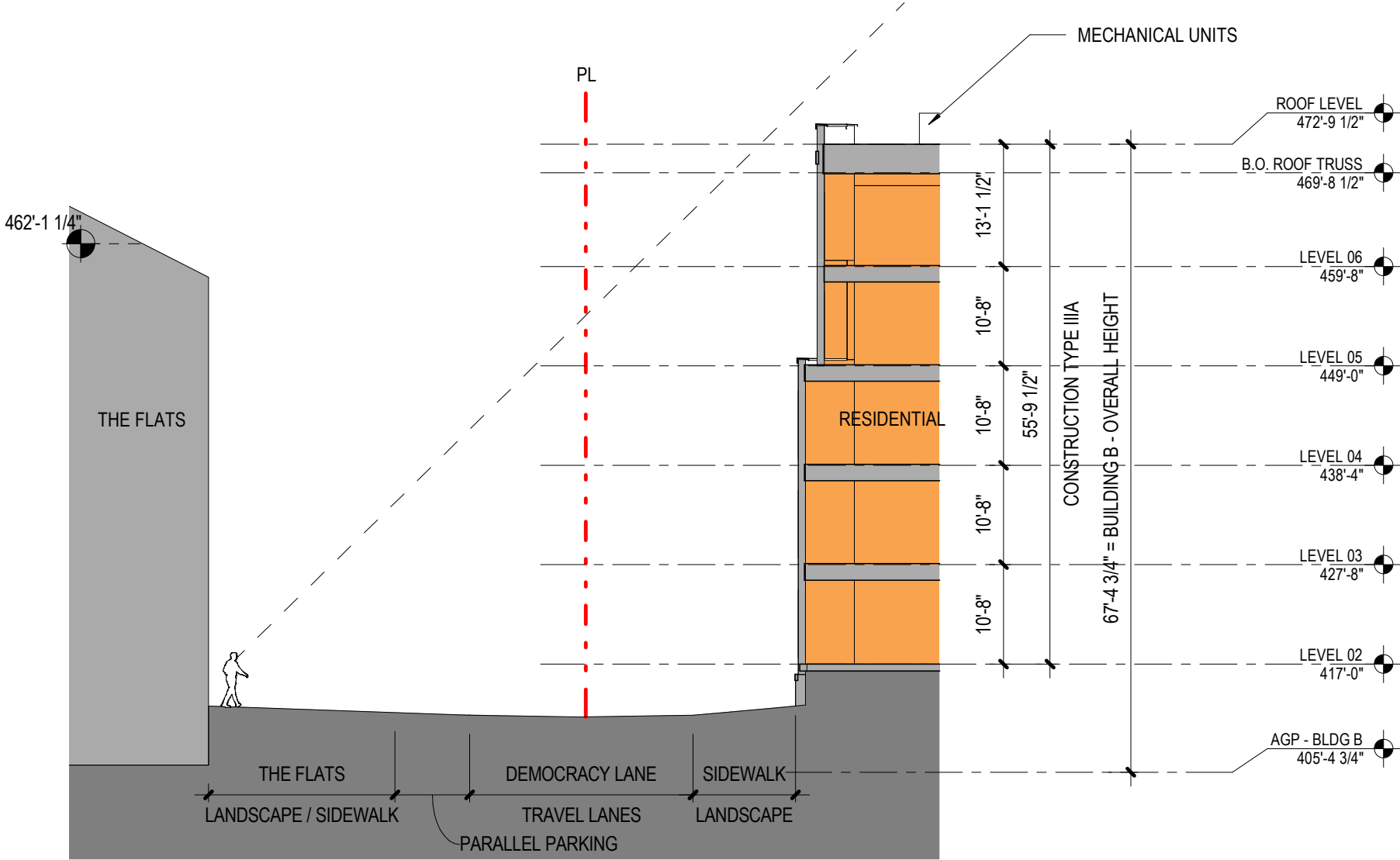
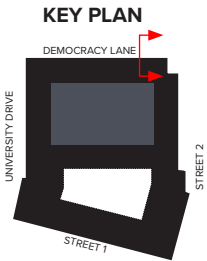
University Drive



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

SIGHTLINE SECTION

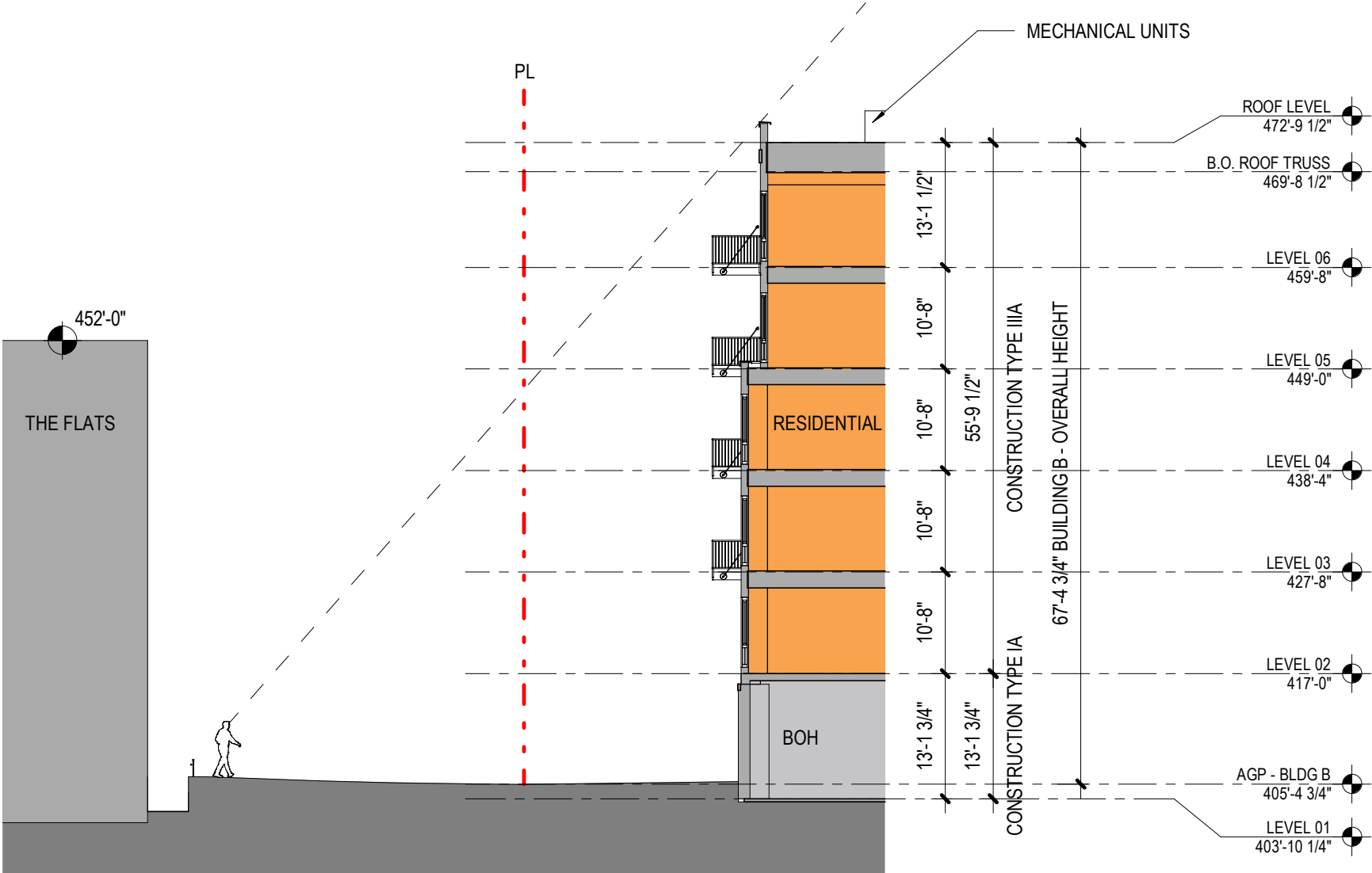
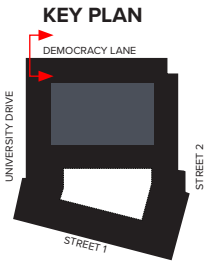
Democracy Lane - East



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

SIGHTLINE SECTION

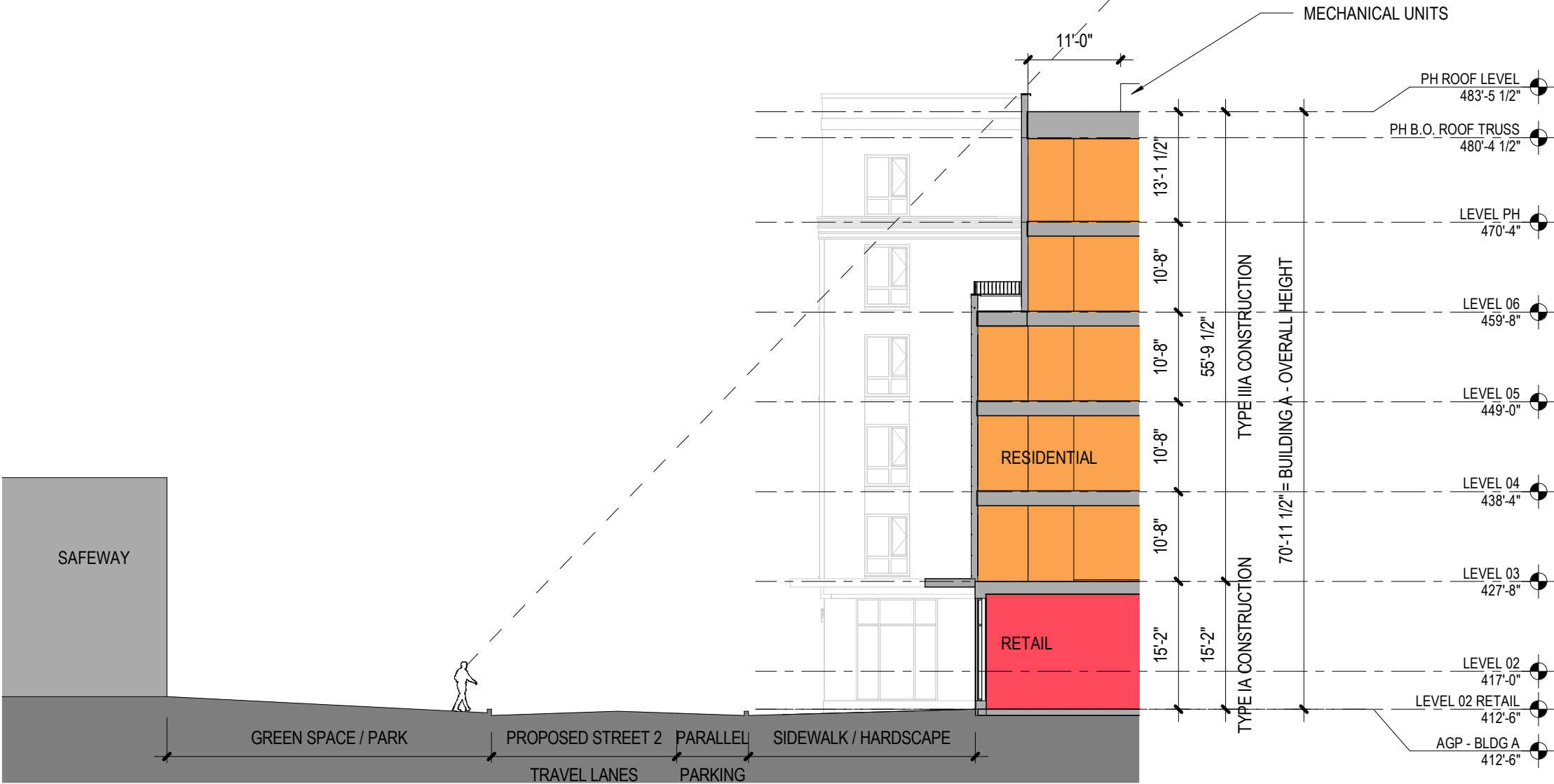
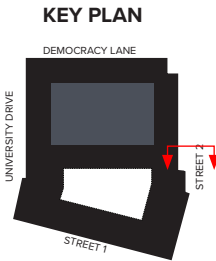
Democracy Lane - West



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

SIGHTLINE SECTION

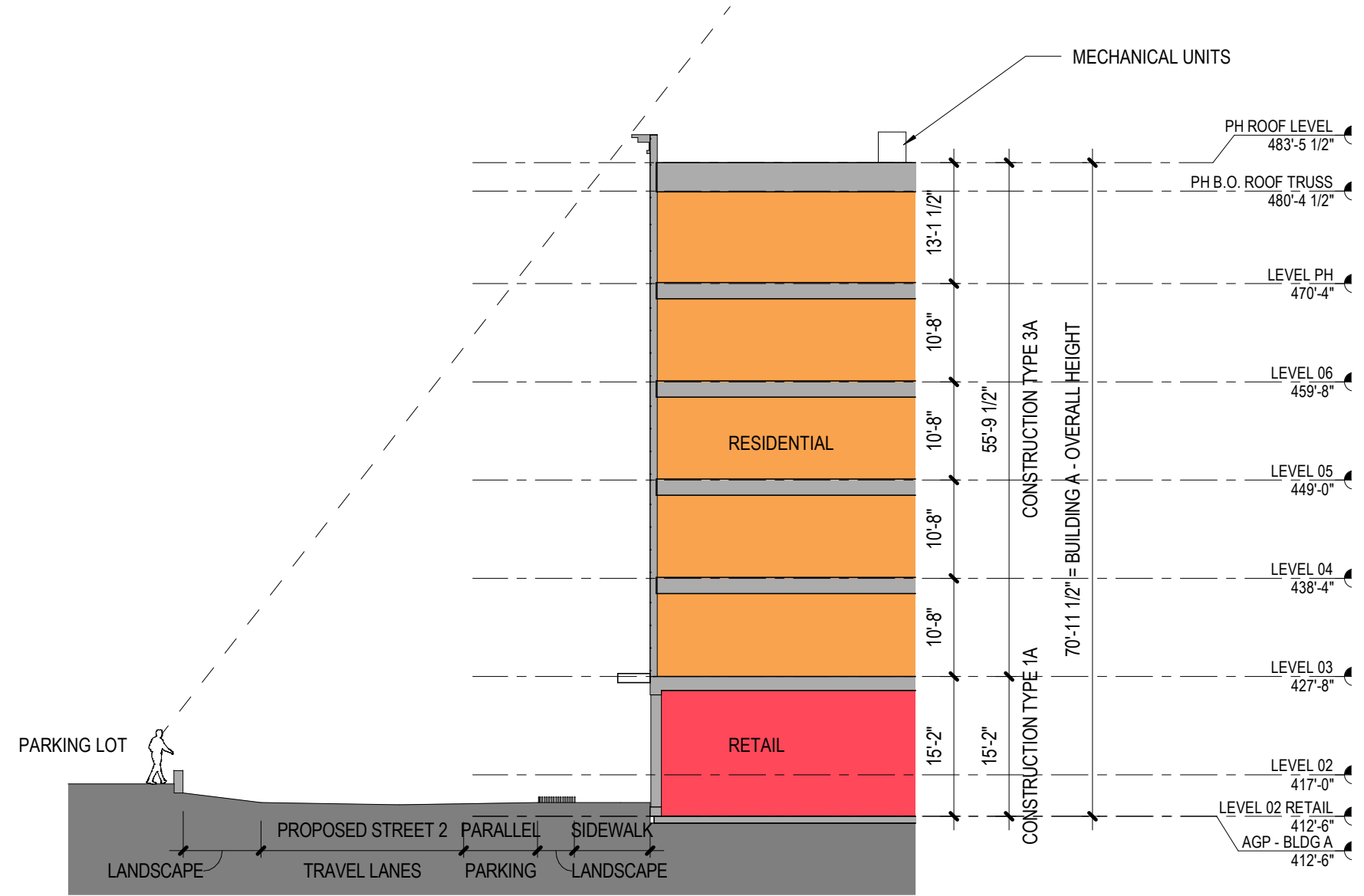
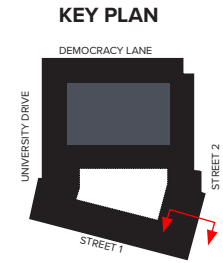
Street 2 - North



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

SIGHTLINE SECTION

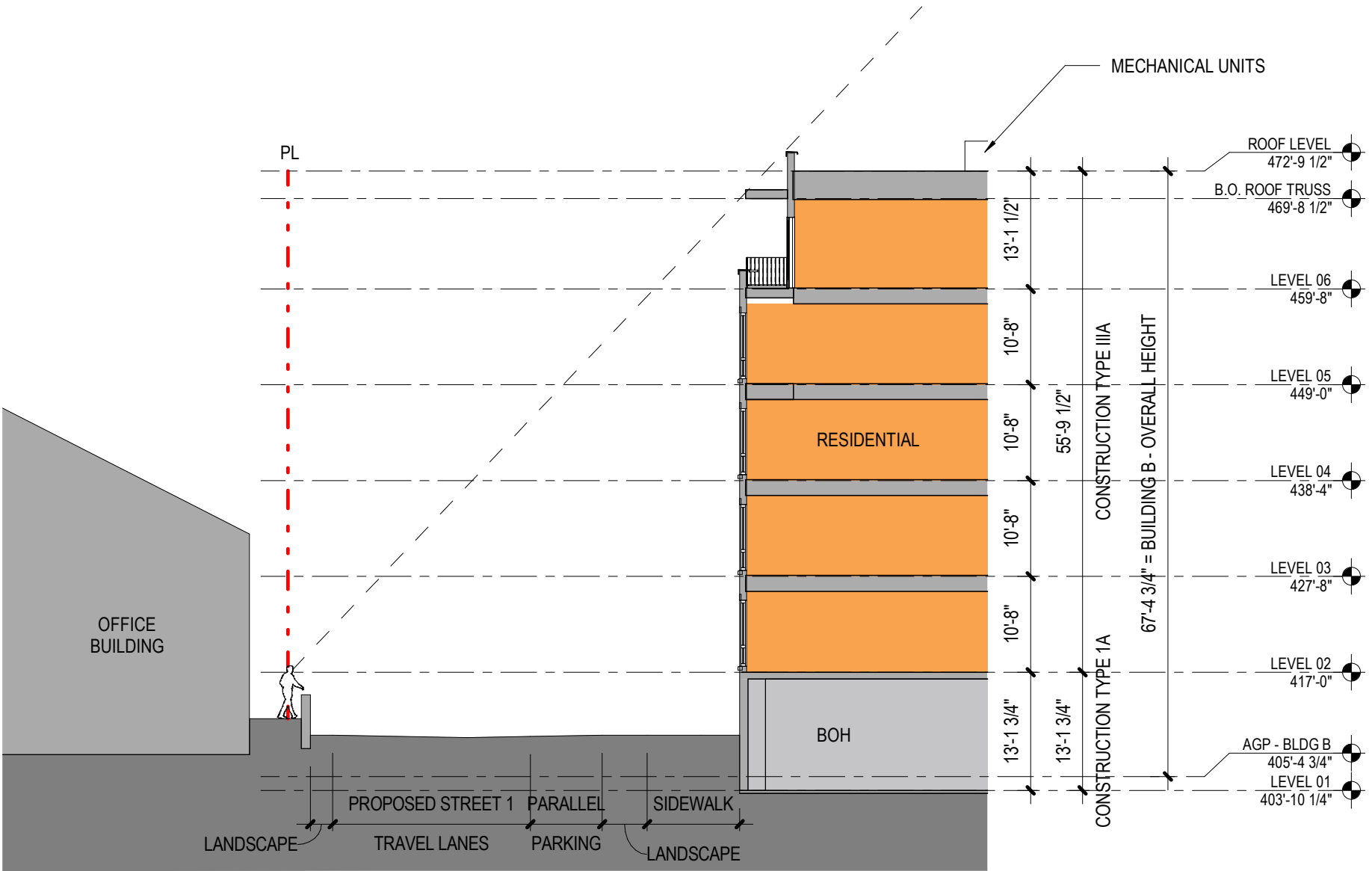
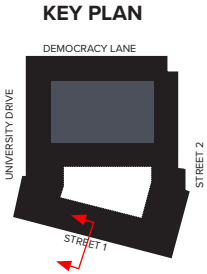
Street 2 - South



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

SIGHTLINE SECTION

Street 1



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

LIGHTING PRECEDENTS

Site and Building Mounted



Cutoff Acorn

These Cutoff luminaire options are a dark-skies friendly alternative to various fixture styles.

Comparable HID Wattage	Finish Color	Initial Lamp Lumens	Lighting Pattern	Correlated Color Temperature (CCT)	Input Wattage	Billing Tier	Basic / Premium	Recommended Mounting Height (ft.)	BUG Rating	Luminaire Stock #	WMIS CU Code
70	Black	3551	Type III	3000K	47	2	Premium	10 - 12	1-0-1	42315978	LEDACCO0333BXXX
100	Black	5063	Type III	3000K	70	3	Premium	12 - 16	1-0-1	42315866	LEDACCO0533BXXX
150	Black	6513	Type III	3000K	95	4	Premium	12 - 16	2-0-2	42315977	LEDACCO0733BXXX

PROPOSED STREET LIGHT FIXTURES



EXISTING PARKING LOT LIGHT FIXTURES
CREE LIGHTING - OSQ SERIES



LINEAR LIGHT PRECEDENT



LED LINEAR STRIP LIGHT
LOCATION: MAIN ENTRY CANOPY AND RETAIL CANOPIES



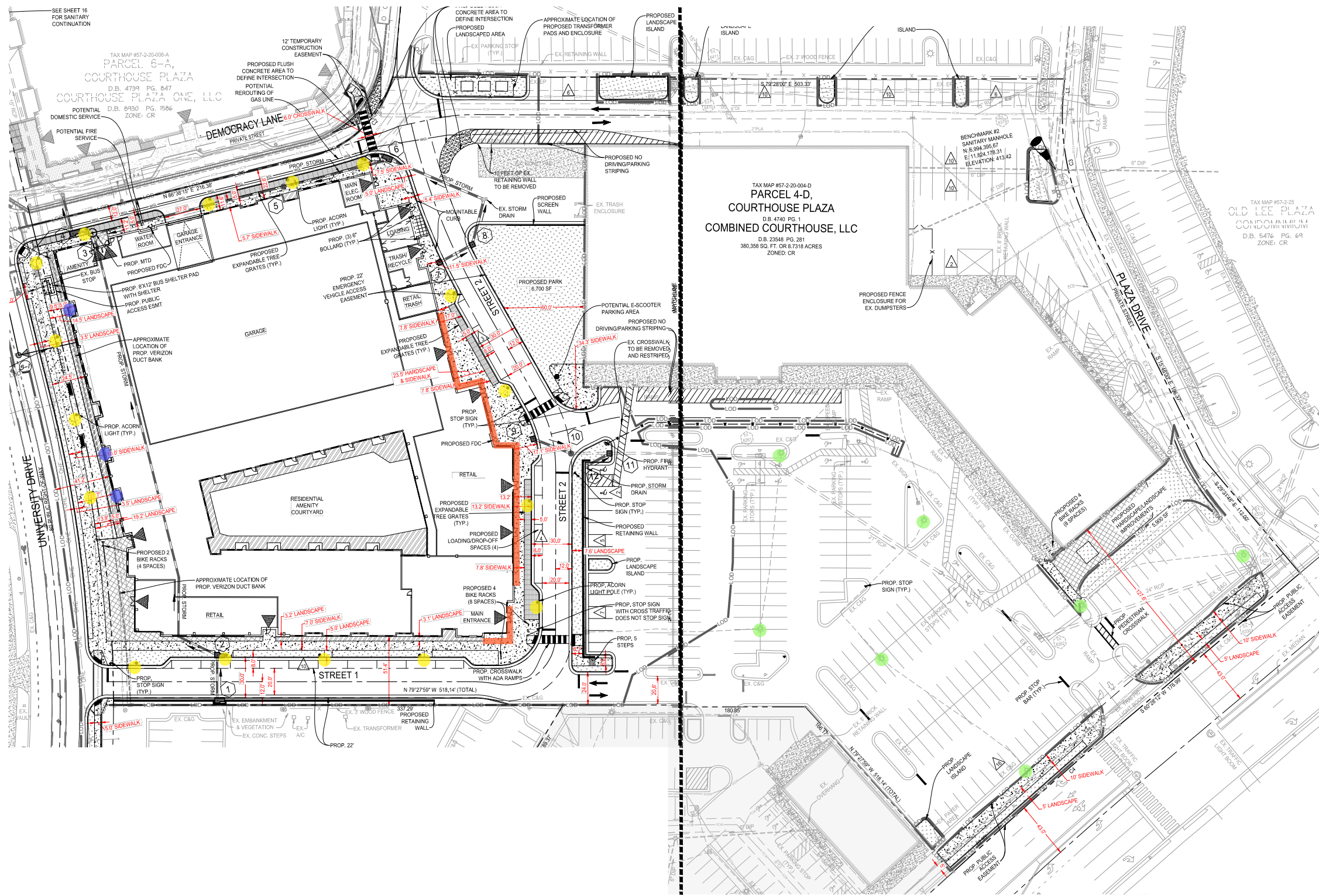
DIRECTED DOWNLIGHT PRECEDENT



DIRECTED DOWNLIGHT
LOCATION: LOCATION: ALL BALCONIES, ADJACENT TO UNIT DOOR

LIGHTING

Site Locations



- LIGHTING KEY:**
- LED LINEAR STRIP LIGHT
 - DIRECTED DOWNLIGHT
 - EXISTING PARKING LOT LIGHT FIXTURES
 - CUTOFF ACORN

LIGHTING

Building Locations

- LIGHTING KEY:
- LED LINEAR STRIP LIGHT
 - DIRECTED DOWNLIGHT



STREET 1 ELEVATION



UNIVERSITY DRIVE ELEVATION



DEMOCRACY LANE ELEVATION



STREET 2 ELEVATION

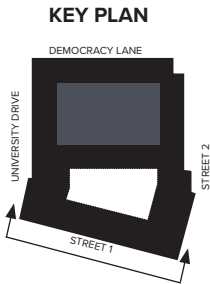
SPECIAL EXCEPTIONS

To the best knowledge of the engineer and applicant, this development plan conforms to all applicable ordinances, regulations and adopted standards, with the following modifications, waivers, and special exceptions:

1. Special exception for section 3.5.1.D.1(B) to allow more than 25% of the ground floor to be residential uses and/ or residential accessory uses.
2. Special exception for Section 3.6.2 to allow for greater than 24 dwelling units per acre.
3. Special exception for Section 3.7.3.C.2 to exceed maximum height of 48' in TOD.
4. Special exception for Section 3.7.3.D 10' sidewalk in TOD to allow sidewalks in TOD less than 10'.
5. Special exception for Section 4.4.4.A.1 to allow sidewalks on only one side of a street at these locations:
 1. Allowing sidewalk on one side of Street 1 (North side); the future development to the south would be responsible for installing the remaining portion of the southern half of the streetscape.
 2. Allowing sidewalk on one side of Street 2 (West side); the priority of the East Side of the Street is to maximize open space with landscaped area.
6. Special exception for Section 4.5.6.B Street Trees to allow street trees to be located more than 15 feet from the back of the curb.
7. Special exception for Section 3.7.3.C.4 to allow lot coverage (maximum) to exceed 90 percent.
8. Special exception for Section 3.5.1.D.3(A)(1) to allow upper level interior heights less than the required 9 feet.
9. Special exception for Section 4.3.3.B to not require an offsite vehicular connection to parcel 57-2-22-CG00.
10. PFM Waiver for street detail 401-01 for allowing for a ROW less than 100' (which is 50' from street centerline) along Blenheim Boulevard (minor arterial street classification). A public access easement will be provided for the portion of the street and sidewalk that is on private property for that frontage.
11. PFM Waiver for street detail 401-01 for allowing local residential streets to be less than 36' wide.
12. PFM Waiver for commercial driveway entrance detail 404-06 to allow Street 1 entrance to be less than 12' from property line.

ELEVATION COMPARISON

South - Street 1



BAR Work
Session 1



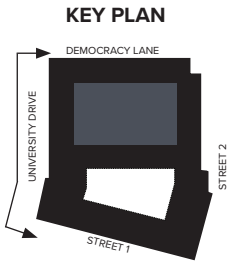
Proposed



SCALE: 1" = 30'

ELEVATION COMPARISON

West - University Drive



BAR Work
Session 1



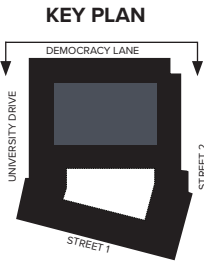
Proposed



SCALE: 1" = 30'

ELEVATION COMPARISON

North - Democracy Lane



*BAR Work
Session 1*



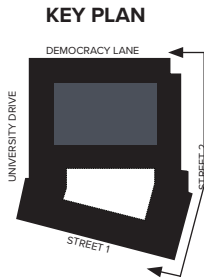
Proposed



SCALE: 1" = 30'

ELEVATION COMPARISON

East - Street 2



BAR Work
Session 1



Proposed



SCALE: 1" = 30'

EXISTING CONDITIONS

Elevations



Western extent of retail



Eastern extent of retail

EXISTING CONDITIONS

From Parking



Perspective from south end of retail parking lot

EXISTING CONDITIONS

From South Entrance



Perspective view of South entrance to parking lot

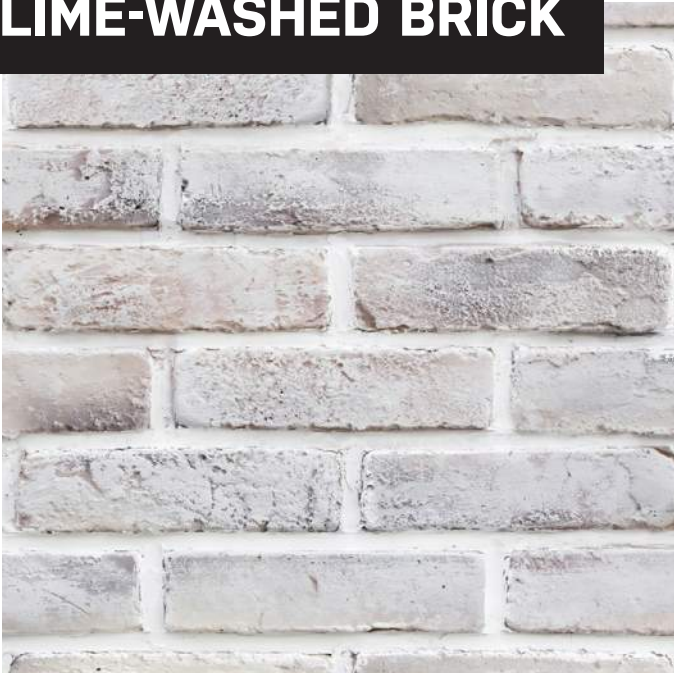
PRECEDENTS

Materials

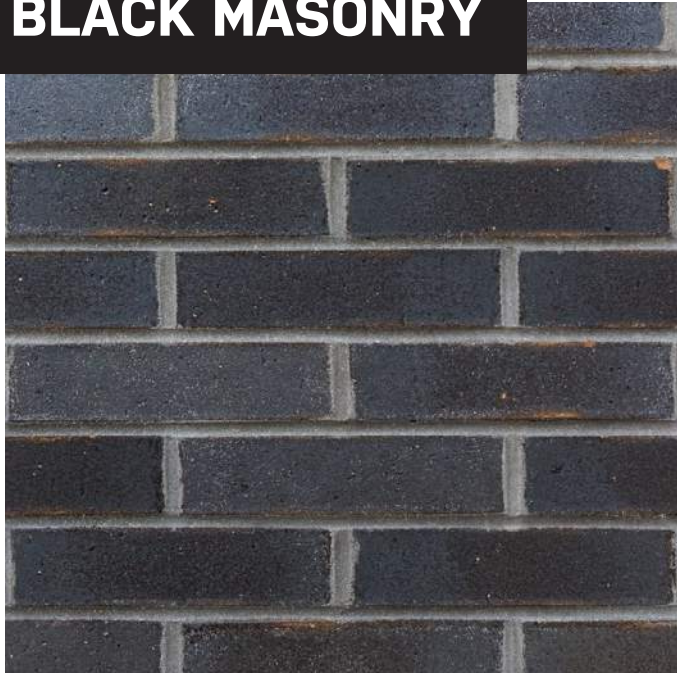
METAL PANEL



LIME-WASHED BRICK



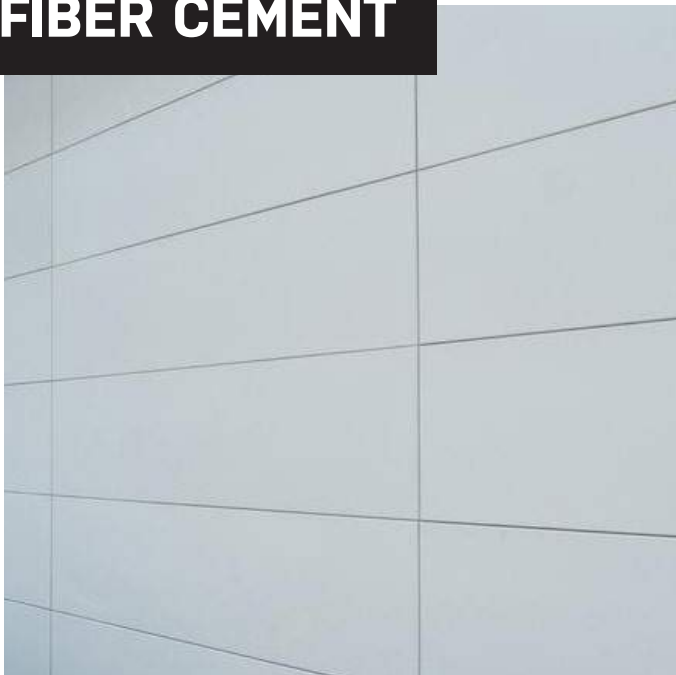
BLACK MASONRY



EIFS



FIBER CEMENT



PROPOSED

Elevations



Western extent of retail



Eastern extent of retail

PROPOSED

From Parking



Perspective from south end of retail parking lot

PROPOSED
From South Entrance



Perspective view of South entrance to parking lot