

301 North Fairfax Street

MPA#2023-00002

REZ#2023-00003

DSUP#2023-10009

Planning Commission (December 5, 2023)
City Council (January 20, 2024)



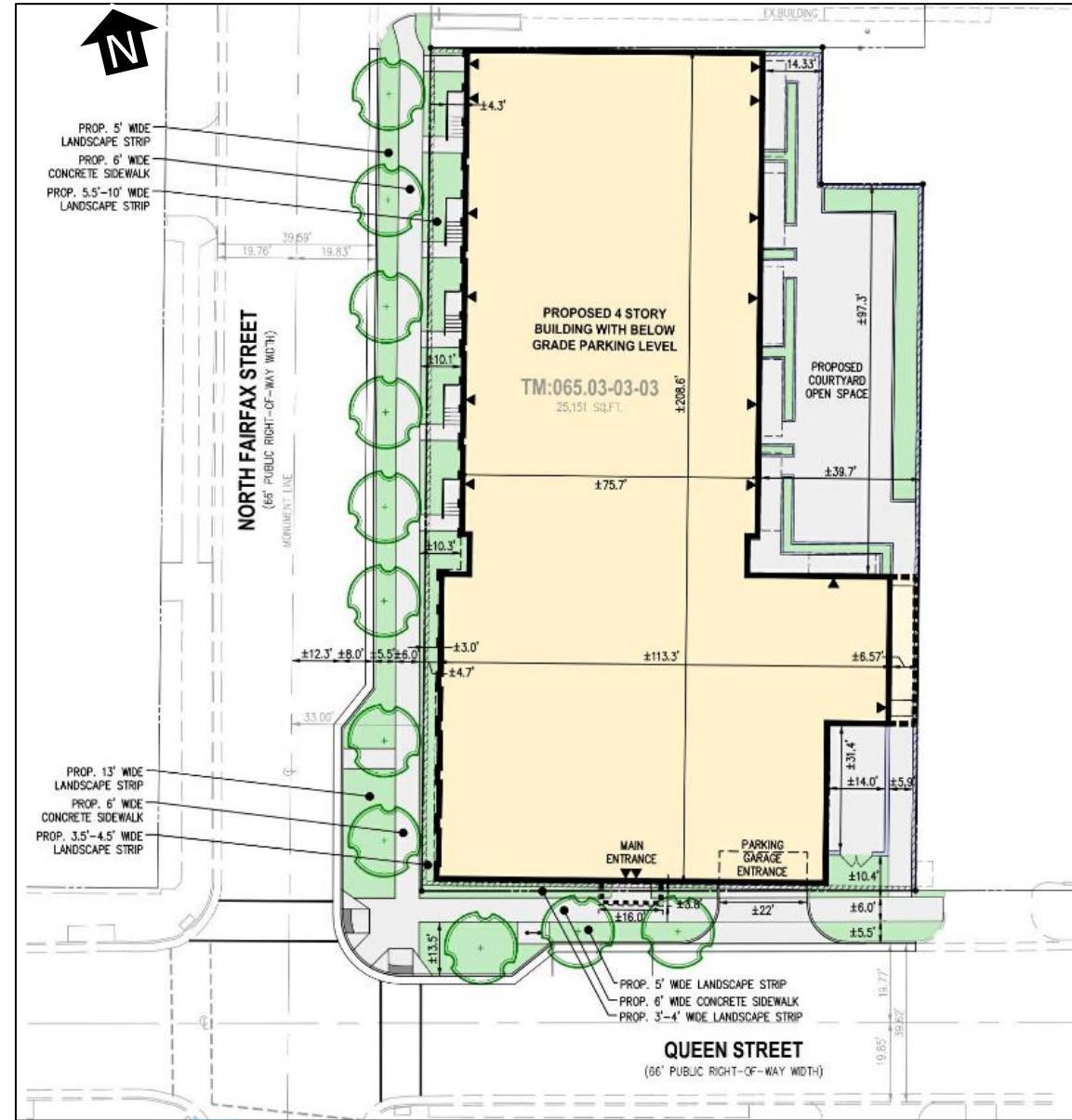
Project Location



Project Description

New multifamily building:

- 48 for-sale units (incl. 2 set-aside affordable)
- One level of underground parking with 67 spaces
- 10,065 sf of private open space
- Streetscape improvements

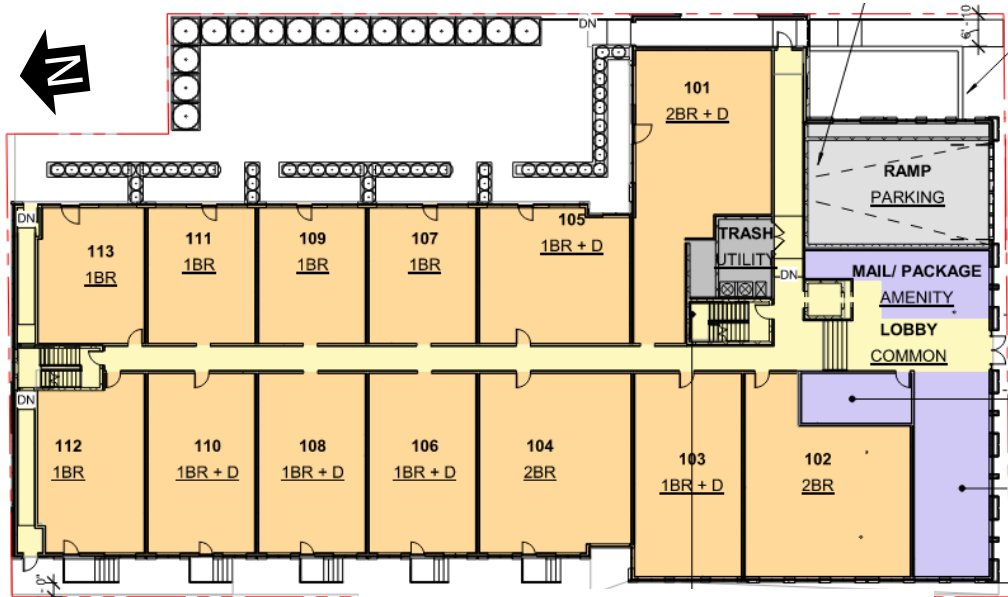


First floor illustrative site plan

Architecture



North Fairfax Street Elevation



Ground Level Floor Plan



Queen Street Elevation

Land Use Requests



Master Plan Amendment

- Amendment to the Permitted Land Use map in the OTSAP to allow multifamily on the site

Rezoning

- From CD to CRMU-H

DSUP with one modification

- Multifamily building in the CRMU-H zone
- SUP for an increase in FAR to 2.5 for multifamily in the CRMU-H zone
- Crown coverage modification



Community

DATE	MEETING
Community Meetings	
April 24, 2023	Community Meeting
June 24, 2023	Community Meeting
City Meetings	
May 17, 2023	Board of Architectural Review (BAR)
July 19, 2023	Board of Architectural Review (BAR)
September 6, 2023	Board of Architectural Review (BAR)
December 5, 2023	Planning Commission
January 20, 2024	City Council

Considerations, Benefits, & Recommendation



Considerations

- Stormwater Management: Significantly improves water quality treatment by over 20%
- Transportation: streetscape improvements, relocated bus stop w/ ADA curb ramps
- Schools: net new students (4)

Benefits

- 2 set-aside for-sale affordable units
- Replacement of obsolete office building and surface parking lot with multifamily
- Enhanced streetscape
- Historic interpretation and enhanced connectivity to Waterfront
- High quality architecture
- Contributions to Urban Forestry, Bikeshare, Affordable Housing, and Public Art

Recommendation

Staff recommends **approval** of the request subject to the conditions in the report.
Planning Commission recommended **approval**.



APPENDIX

Exhibit A: Original building footprint

EXHIBIT A
01/12/2024



ORIGINAL

NOTE: DETAILS SHOWN ON THIS EXHIBIT REFLECT THOSE IN PRELIMINARY SITE PLAN DSUP2023-10009. FOR CONCEPTUAL PURPOSES ONLY.



BUILDING SETBACK EXHIBIT
301 N FAIRFAX STREET

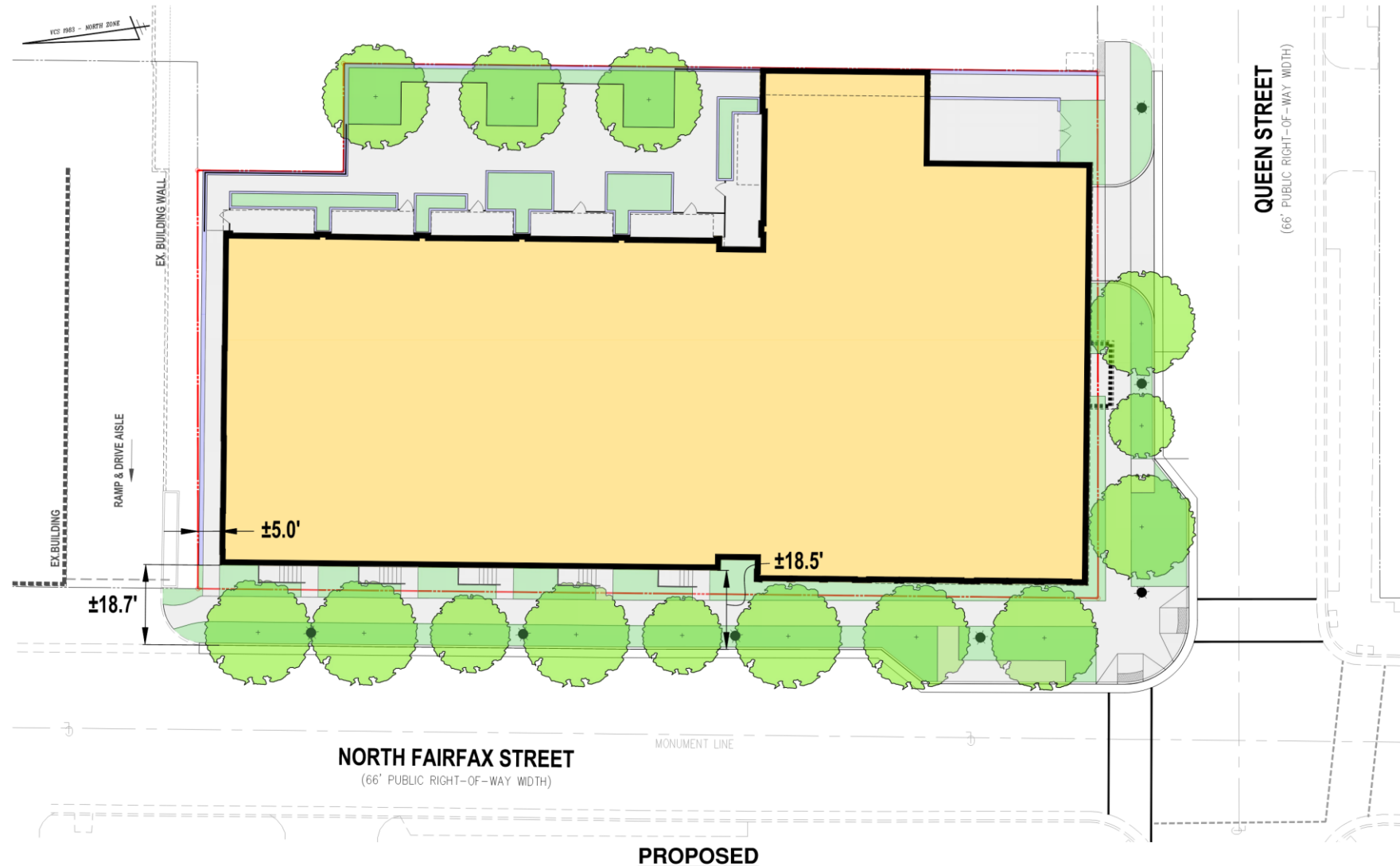
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Architects • Historic Architects • Architects
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
TEL: 531-4191 FAX: 531-4301
WWW.WLPHILLIPS.COM

SCALE: 1" = 10'

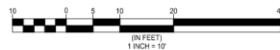
1/4



Exhibit A: Revised building footprint



NOTE: DETAILS SHOWN ON THIS EXHIBIT REFLECT THOSE IN PRELIMINARY SITE PLAN DSUP2023-10009. FOR CONCEPTUAL PURPOSES ONLY.
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BUILDING SETBACK EXHIBIT
301 N FAIRFAX STREET

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SCALE: 1" = 10'

2/4

Exhibit A: Revised courtyard (east) elevation



1 COURTYARD ELEVATION (DSUP)
1/8" = 1'-0"

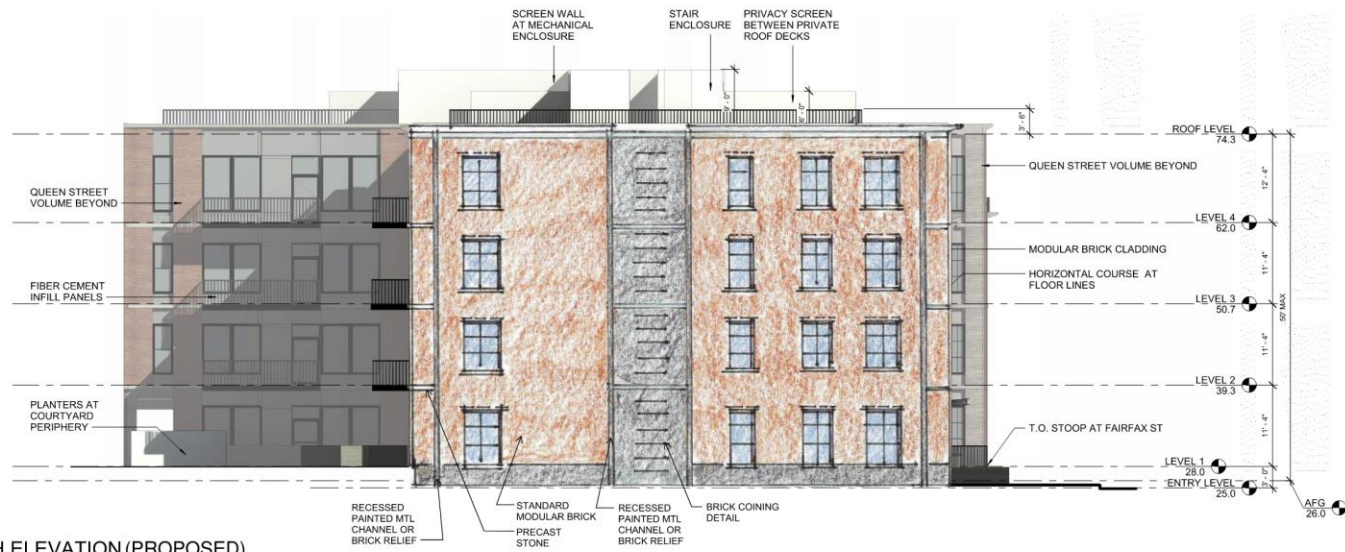


2 COURTYARD ELEVATION (PROPOSED)
1/8" = 1'-0"

Exhibit A: Revised north elevation



1 NORTH ELEVATION (DSUP)
1/8" = 1'-0"



2 NORTH ELEVATION (PROPOSED)
1/8" = 1'-0"

Penthouse Exhibit



LEGEND

- PENTHOUSE (MAX. 9')
- MECHANICAL SCREEN (MAX. 9')
- OPEN SPACE

