

NETWORK REALTY PARTNERS

3541 CHAIN BRIDGE ROAD

Statement of Justification

September 21, 2026

Please accept the following as a statement of justification in support of the submitted rezoning, special use permit, special exception and related applications to allow the redevelopment of 3541 Chain Bridge Road (the “Subject Property”). The proposed mixed-use development consists of 37 residential dwelling units, comprised of 29 townhouses and 8 two-over-two multifamily dwelling units, and 2,730 square feet of retail uses facing a linear park located on the eastern edge of the site. This statement of justification is submitted in conjunction with a General Development Plan and Special Use Permit Plat, prepared by Bowman, dated September 11, 2026 (the “GDP/SUP Plat”) and associated supporting materials. The contents of this statement of justification address the approval considerations for rezonings, special use permits and special exceptions as set forth in Sections 6.4.9, 6.7.7 and 6.16.7 of the City of Fairfax Zoning Ordinance (the “Zoning Ordinance”).

The Subject Property is located in the southeast quadrant of the intersection of Chain Bridge Road and Eaton Place in the City of Fairfax (the “City”). The Subject Property consists of one (1) tax parcel identified among the City’s tax records as 57-2-02-002. According to the assessment records, the Subject Property includes a total of approximately 90,959 square feet (approximately 2.08 acres). The Subject Property is currently zoned to the CR (Commercial Retail) District, and is currently developed with two existing office buildings that were constructed in the 1970’s. The surrounding area is characterized by a mix of non-residential uses including offices, hotels, and retail uses. The property to the northeast of the Subject Property is currently being developed with an upper-story residential/mixed use development known as The Botanist.

PROPOSED DEVELOPMENT

Site Design

The Applicant proposes to rezone the Subject Property from the CR District to the CU (Commercial Urban) District to allow a mixed-use development comprised of townhouses, two-over-two multifamily units, and approximately 2,730 square feet of retail/commercial uses. As discussed in more detail below, the proposal is consistent with the vision for this area of the City set forth in the Northfax Small Area Plan (SAP). The proposed development will provide a number of benefits including, but not limited to, the provision of additional homeownership and affordable homeownership opportunities in Northfax, a diversification of the available housing types in this area of the City, and the delivery of the first segment of Linear Park as envisioned in the SAP.

The proposed development takes an urban form with the residential units and retail building oriented to the surrounding street network. On the west side of the site, eight (8) two-over-two multifamily units face Chain Bridge Road, establishing a strong presence at the intersection that

serves as a gateway into the City. The 29 proposed townhouse units are located to the east of the multifamily building. These townhouses and the multifamily units are accessed from an interior private alley that bisects the site, but the front facades and main entrances of these townhouses face outward toward Eaton Place to the north and the adjacent hotel property to the south. A much-improved streetscape is provided along Eaton Place, including a new 10' wide sidewalk and street trees where none exist today. The existing access from Eaton Place will be removed, resulting in a more unified pedestrian connection. The proposed 2,730 square foot retail building is located on the east side of the site, facing the approximately 4,200 square foot Linear Park along University Drive. This publicly accessible space will be activated with a centrally located hardscaped plaza with seating areas and landscaping. The retail building will include an outdoor patio area that may serve future retail uses. The existing, recently installed sidewalk and street trees along University Drive will be maintained. In addition to Linear Park, the proposed development includes an approximately 8,300 square foot open space element along the southern property line. This private space will provide an outdoor amenity area for future residents and will also serve as a buffer between the proposed neighborhood and the existing hotel to the south.

Parking for the residential and retail uses is provided in the form of garage and on-street parking. Each of the townhouse units will provide two (2) interior garage spaces. Each multifamily unit will include one (1) interior garage space, and one (1) surface space on the western portion of the site. Surface parking for the retail uses is provided on the east side of the site. The proposed number of parking spaces complies with Zoning Ordinance requirements.

Based on the proposed number of units, the proposed development is subject to conformance with the City's Affordable Dwelling Unit (ADU) ordinance. Accordingly, three (3) of the townhouse units, representing 10% of the proposed number of townhouses, will be provided as ADUs in accordance with the Zoning Ordinance. Sales of these units will be conducted in accordance with all applicable provisions of the ADU ordinance and the associated administrative regulations.

Environmental Benefits

The proposed development will result in a significant decrease in the amount of impervious surface when compared to existing conditions on the site. Today, approximately 87,106 square feet of the site is impervious. The proposed development will result in an approximately 17,067 square foot reduction of impervious surface, representing a nearly 20 percent reduction. In addition, the redevelopment will include stormwater management facilities in accordance with all applicable current regulations, a significant benefit considering that no such facilities exist today. Finally, as depicted on the submitted landscape plans, the proposed development will include a significant amount of new tree plantings – a substantial upgrade to the sparsely vegetated site today. The proposed development includes approximately 9,200 square feet of tree canopy, consistent with Zoning Ordinance requirements. These changes represent several significant environmental benefits.

Architectural Design

While the final architectural details will be refined during the Major Certificate of Appropriateness process, the Applicant has included preliminary elevations in the GDP/SUP Plat. Both the multifamily and townhouse buildings will be a maximum of four (4) stories. The retail building will be a maximum height of 20 feet. Detailed elevations and renderings, and additional information regarding building materials, colors, and fixtures will be provided with subsequent submissions.

REZONING APPLICATION

The proposed rezoning fulfills each of the approval considerations set forth in Section 6.4.9 of the Zoning Ordinance, as discussed below:

A. 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. As indicated on the Plan’s Future Land Use Map, the Subject Property is located within the boundaries of the Northfax Activity Center and the Northfax Small Area Plan (the “SAP”). The proposed development advances several of the Key Ideas set forth in the SAP, as described below.

First, the proposed development contributes toward the transformation of Northfax into a more ecologically sensitive place, through a reduction of impervious surface, the introduction of new open space elements, and the provision of modern stormwater management facilities. With this development, impervious surface on the site will be reduced by over 17,000 square feet, resulting in a significant benefit. As depicted on the GDP/SUP Plat, the development will provide approximately 12,500 square feet of open space, including an approximately 4,200 square foot linear park along the eastern edge of the site. The development will provide underground stormwater management facilities where none exist today.

Second, the proposed development will deliver the first segment of the Linear Park envisioned by the SAP. The Applicant has worked with staff to maximize the size of this park and has located the proposed 2,730 square foot retail building along the edge of this park consistent with the recommendations of the SAP. The Applicant will continue to work with staff as the City refines its vision for Signature Park.

Third, by including both residential and non-residential uses in its proposal, the Applicant is advancing Northfax’s transition into a balanced activity center characterized by a mix of uses. By bringing additional residents to Northfax, the proposed development will support existing and future retail uses in the Activity Center.

Finally, the proposed development will contribute to connectivity throughout Northfax, by providing enhanced streetscapes along Eaton Place and University Drive, stitching together the neighborhoods in this area of the City.

- B. Any greater benefits the proposed rezoning provides to the City than would a development carried out in accordance with the current zoning district, and otherwise applicable requirements of this chapter.*

The proposed CU Zoning District is consistent with the recommendations of the Northfax SAP and will allow the development of a mixed-use project that advances a number of the SAP's stated objectives as noted above. The proposed zoning district will allow a development that includes numerous benefits including improved streetscapes along Eaton Place and University Avenue, the delivery of a retail-lined Linear Park, opportunities for homeownership in Northfax, and the redevelopment of an aging commercial building.

- C. Suitability of the Subject Property for the development and uses permitted by the current versus the proposed district.*

The Subject Property is highly suitable for the proposed development given its location in an area of the City that is envisioned for mixed-use development. While the current zoning classification of the property does not support the proposed mix of uses, the proposed zoning is consistent with the recently approved and under construction Botanist project to the north. A rezoning to the CU District will allow the development of the Subject Property with a mix of uses that is consistent with the recommendations of the Northfax SAP, and compatible with the character of the surrounding area. The proposed rezoning is therefore appropriate.

- D. Adequacy of existing or proposed public facilities such as public transportation facilities, public safety facilities, public school facilities and public parks.*

The proposed development will not have an adverse impact on public transportation facilities, safety facilities, school facilities, or public parks. The proposed development will improve existing infrastructure through the provision of improved streetscapes – inclusive of sidewalks and street trees - along Eaton Place and University Drive. It will also deliver the first segment of Linear Park envisioned by the SAP along the eastern edge of the Subject Property. Finally, the site has been designed to accommodate fire truck and emergency vehicle access into and through the site.

- E. Adequacy of existing and proposed public utility infrastructure.*

The existing public utility infrastructure is adequate to serve the proposed development.

- F. Compatibility of the proposed development with adjacent and nearby communities.*

The proposed development is located in an area of Northfax that is predominantly commercial at this time but is in the process of converting to a mixed-use neighborhood consistent with the vision of the Northfax SAP. The proposed multifamily and townhouse dwellings will complement the pattern of development in Northfax by providing additional homeownership options and diversify the housing types in the area which is currently being developed with the upper-story residential/mixed-use Botanist building across Eaton Place.

The height of the buildings is appropriate given the existing and future buildings in the vicinity of the Subject Property. The proposed retail facing the Linear Park along the eastern edge of the site will contribute to the envisioned retail environment set forth in the Northfax SAP. The proposed development is therefore highly compatible with the existing and future development in the surrounding area.

G. Consistency with the stated purpose of the proposed district.

The stated purpose of the CU District is to provide an urban, mixed-use development option for appropriate parts of the City. The proposed development includes a mix of residential dwelling types – including multifamily and townhouse units – as well as a retail component along the eastern edge of the Subject Property. The proposed zoning is also consistent with the recently approved and under construction Botanist project across Eaton Place to the north. Accordingly, the proposed development is consistent with the stated purpose of the CU District.

Accordingly, the proposed rezoning of the Subject Property from the CR and CG Districts to the CU District fulfills the considerations of Section 6.4.9 of the Zoning Ordinance.

SPECIAL USE PERMITS, SPECIAL EXCEPTIONS AND MODIFICATIONS

In conjunction with the proposed rezoning, the Applicant requests approval of the following special use permit and special exceptions:

1. Pursuant to Section 6.7 of the Zoning Ordinance, a special use permit is hereby requested to allow multifamily and townhouse dwellings in the CU District.

The proposed multifamily and townhouse dwellings will contribute toward the diversification of housing types in Northfax. These uses, which are permitted with SUP approval in the CU District, comply with each of the criteria set forth in Section 6.7.7 of the Zoning Ordinance. First, as noted above, the uses advance the objectives of the Northfax SAP by adding to the mix of uses in Northfax. The proposed townhouse and multifamily dwellings comply with all applicable provisions of the Zoning Ordinance, except for the special exceptions described below. They will have no adverse impact on the health or safety of persons residing or working in the neighborhood but rather will provide homeownership opportunities for people who wish to live in this area of the City as it transitions into a mixed-use neighborhood. Finally, the proposed development will contribute toward the public welfare of the neighborhood through the provision of new open space where little exists today, enhanced streetscapes, a reduction of impervious surface, and the installation of stormwater management facilities. For these reasons, approval of the requested SUP is appropriate.

2. Pursuant to Section 6.16.1.B.4 of the Zoning Ordinance, a special exception is hereby requested to allow a waiver of the vehicular cross-access requirement set forth in Section 4.3.3 of the Zoning Ordinance.

The proposed neighborhood will be served by two points of access as depicted on the GDP/SUP Plat. The existing access from the service drive on the west side of the Subject Property will be maintained, and a new access will be constructed on the east side of the site on University Drive. The existing access on Eaton Place will be removed. At staff's suggestion, the Applicant has met with representatives of the adjacent hotel to the south to explore a potential inter-parcel cross access on the east side of the site. While generally supportive of the Applicant's proposal, the hotel ownership is not interested in establishing an inter-parcel access. Given that there will likely be little to no need for inter-parcel vehicular access between the uses on these parcels, and because the Applicant will be constructing pedestrian connections to the adjacent parcel on both the east and west sides of the site, a waiver of the vehicular cross-access requirement is appropriate.

3. Pursuant to Section 6.17.1.B.4 of the Zoning Ordinance, a special exception is hereby requested to allow a waiver of the requirement to provide sidewalks on both sides of a street as set forth in Section 4.4.4.A of the Zoning Ordinance.

The Applicant is requesting a special exception to allow a waiver of this requirement for the proposed private alley that runs east-west through the site. As depicted on the GDP/SUP Plat, the private alley will provide vehicular access into the garages that serve the townhouse and multifamily units. While no sidewalk is proposed along this alley, each residential unit will have direct access to a sidewalk via the front entrance. These sidewalks will provide access to the streets surrounding the site. Because each unit will continue to have convenient access to the surrounding pedestrian network, approval of this waiver is appropriate.

4. Pursuant to Section 6.16.1.B.2 of the Zoning Ordinance, a special exception is requested to allow a waiver of the minimum 50 percent build to line requirement for the CU District set forth in Section 3.6.2 of the Zoning Ordinance.

The proposed site design represents an effort to honor the intent of the build-to line requirement to the extent feasible. The multifamily units along the western edge and the townhouse units along the northern edge of the site have been oriented toward Chain Bridge Road and Eaton Place to establish a street wall and the urban form desired for the CU District. Similarly, the commercial building on the eastern edge of the site has been oriented toward the Linear Park along University Drive. However, it is not possible to locate these buildings on the property line for a variety of reasons. On the western edge of the site, the Applicant has provided a sidewalk and lead walks along the western property line to provide access to the front entries of the multifamily buildings. Along the northern edge of the site, the units are set back to honor an existing utility easement and to provide a 10' wide sidewalk along Eaton Place. Along the western edge of the site, the commercial building is set back to accommodate the Linear Park that is envisioned by the Northfax SAP. While the Applicant is unable to strictly comply with the build-to line requirement for the reasons above, the site design remains consistent with the intent of the CU District requirements.

5. Pursuant to Section 6.16.1.B.2 of the Zoning Ordinance, a special exception is requested to allow a modification of the maximum 15-foot front yard requirement for the CU District set forth in Section 3.6.2 of the Zoning Ordinance.

This special exception is requested for the proposed townhouse units along Eaton Place for the reasons set forth in Paragraph 4, above.

6. Pursuant to Section 6.16.1.B.4 of the Zoning Ordinance, a special exception is requested to allow a waiver of the requirement to underground the existing underground utilities that run along the southern property line, as set forth in Section 4.11 of the Zoning Ordinance.

As discussed with staff during the pre-application phase, there are existing overhead utilities that run along the southern property line. While portions of the poles are located on the Subject Property, these lines provide service to the existing office buildings on the Subject Property as well as to the hotel to the south. Undergrounding these lines would have a negative impact on the adjacent hotel and its parking, and would also require extensive work well beyond the scope of the property given that these lines run across Chain Bridge Road to the west and beneath University Drive to the east. It should be noted that these utilities bisect the property line, and do not run along any existing or proposed public or private streets, so their continued presence will have no impact on the public realm. The Applicant therefore requests a waiver to allow it to redevelop the property without undergrounding these lines. All new utilities serving the proposed residential and non-residential components of the development will be located underground in accordance with Zoning Ordinance requirements.

CONCLUSION

The Applicant's proposal presents an opportunity to continue the pattern of development of Northfax in furtherance of the vision set forth in the Northfax SAP. It will introduce homeownership and affordable homeownership opportunities in a developing area of the City that provides employment opportunities, dining and retail opportunities, and is proximate to Interstate 66. The proposal will deliver the first segment of the Linear Park that is envisioned by the SAP, and will include streetscape improvements, stormwater management improvements, and incorporate a generous amount of open space where little to none exists today. As Northfax changes over time, residents of this neighborhood will be able to enjoy and take part in all that it has to offer.