



COURTHOUSE PLAZA

REZONING PRE-APPLICATION PACKAGE

January 21, 2026



hickok cole

LandDesign.

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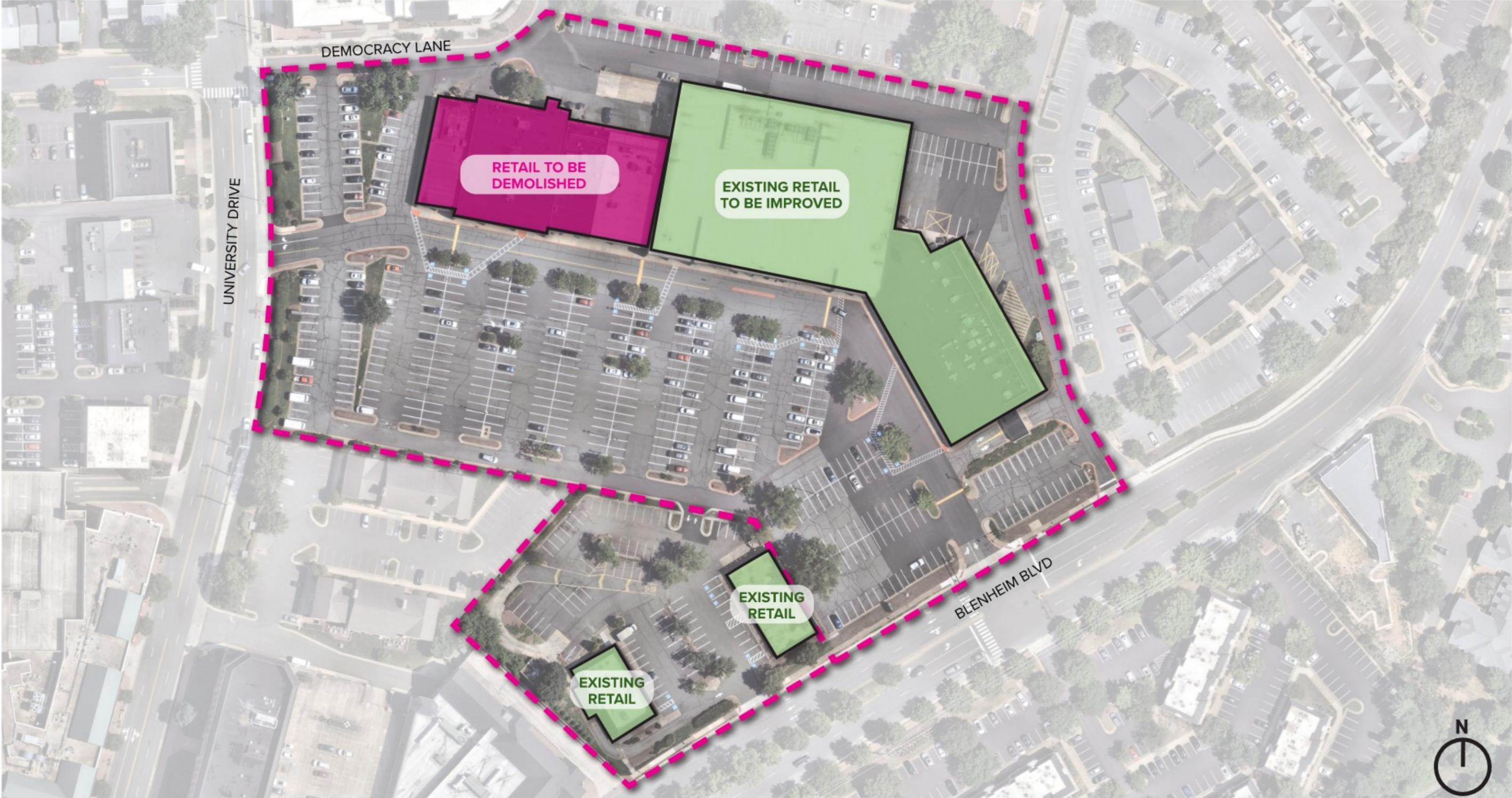
Existing Conditions



Parcel	Parcel ID	Area	
		SF	Ac.
Shopping Center	57-2-20-004-D	380,358	8.73
Pad Sites	57-2-20-003-A	70,036	1.61
Total		450,394	10.34

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Phase 1 Demolition Plan



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Master Development Plan Phase 1 - Tabulations



Mixed-Use Building #1

Units	315
Retail	12,500 sf
Residential	318,168 sf
Total	330,668 sf

Existing Retail Remaining

Shopping Center	58,000 sf
Pad Sites	8,690 sf
Total	66,690 sf

Total Phase 1 Retail: 79,190 sf

Parking Required

Residential: 1.25 Space per Unit (Parking Reduction Requested)
 Retail: 1 Space per 200 sf (50% reduction for TOD)

Building #1 Resi = 315 units x 1.25 spaces = 394 spaces
 Building #1 Retail = 12,500 x 1 sp / 200 sf = 63 spaces x 50% = 32 spaces
 Retail Center = 58,000 x 1 sp / 200 sf = 290 spaces x 50% = 145 spaces
 Pad Sites = 8,690 x 1 sp / 200 sf = 44 spaces x 50% = 22 spaces
Total Required = 593 spaces

Parking Provided

Building #1 Garage = 395 spaces
 At-grade parallel = 17 spaces
 Retail Center = 254 spaces
 Retail Pad Sites = 77 spaces
Total = 743 spaces

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Revisions to 2025 Application



Additional changes not shown on this page:

- Rezoning to PD-M
- Phasing plan provided to show preliminary details of what the full build out of the site will be

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Master Development Plan Phase 1



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Master Development Plan Full Build Out - Tabulations



Mixed-Use Building #1

Units	315
Retail	12,500 sf
Residential	318,168 sf
Total	330,668 sf

Mixed-Use Building #2

Units	315
Retail	50,000 sf
Residential	332,205 sf
Total	382,205 sf

Retail Pad Sites

Retail Pad #1 (west)	3,559 sf
Retail Pad #2 (east)	8,000 sf
Total	11,559 sf

Total Residential:	630 units
Total Retail:	74,059 sf

Parking Required

- Residential Bldg 1: 1.25 Space per Unit (Parking Reduction Requested)
- Residential Bldg 2: 1.25 Space per Unit (Parking Reduction Requested)
- Retail: 1 Space per 200 sf (50% reduction for TOD)

Building #1 Resi = 315 units x 1.25 spaces = 394 spaces
 Building #1 Retail = 12,500 x 1 sp / 200 sf = 63 spaces x 50% = 32 spaces
 Building #2 Resi = 315 units x 1.25 spaces = 394 spaces
 Building #2 Retail = 50,000 x 1 sp / 200 sf = 250 spaces x 50% = 125 spaces
 Pad Sites = 11,559 x 1 sp / 200 sf = 58 spaces x 50% = 29 spaces
Total Required = 974 spaces

Parking Provided

- Building #1 Garage = 395 spaces
- Building #2 Garage = 440 spaces
- At-grade parallel = 73 spaces
- Retail Pad Sites = 72 spaces
- Total = 980 spaces**

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Master Development Plan Full Build Out



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Proposed Phase 1 - Pedestrian Connectivity



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Proposed Phase 1 - Vehicular Connectivity



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Proposed Master Site Plan - Pedestrian Connectivity



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Proposed Master Site Plan - Vehicular Connectivity



PHASE 1 RENDERING



PHASE 1 RENDERING



PHASE 1 RENDERING



PHASE 1 RENDERING



APPENDIX

DEVELOPMENT PLAN OLD TOWN

PROPOSED MASTER DEVELOPMENT PLAN OVERLAP ON SAP



- LEGEND**
- PHASE I BUILDING
 - PHASE I PARK/ COURTYARD
 - PHASE II BUILDING
 - PHASE II PAD EXTENSION
 - EXISTING PAD
 - PARKING GARAGE

- MAP KEY**
1. Historic Main Street
 2. Old Town Square
 3. New Arts Walk
 4. Old Town Parking Garage (Existing)
 5. New Parking Garage
 6. Regional Library
 7. Proposed Public Open Space
 8. New Loop Road Connection
 9. "The Spine" - Connector to George Mason University