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Clara Schweiger
Community Development & Planning
City of Fairfax
10455 Armstrong St., Room 207
Fairfax, VA 22030-3630

Re: Statement of Justification
Rezoning at 10340 Democracy Lane
Applicant: Capital City Real Estate

Dear Clara:

Please accept this letter as the Applicant's Statement of Justification for our rezoning/MDP application.

I. Introduction

Capital City Real Estate ("Applicant"), with the authorization of the property owner, respectfully submits this application for a Zoning Map Amendment and associated Master Development Plan approval for the property located at 10340 Democracy Lane in the City of Fairfax, Virginia (the "Property").

The Property consists of approximately 3.22 acres and is currently improved with an aging office development and associated surface parking. The Property is presently zoned CR, Commercial Retail. Through this application, the Applicant seeks approval to rezone the Property to the PD-M, Planned Development Mixed-Use District, together with approval of a Master Development Plan ("MDP"), in order to permit redevelopment of the Property with a mixed-use residential community containing multifamily residential uses and approximately 5,000 square feet of commercial space.

The proposed redevelopment represents an appropriate infill development opportunity that will transform an underutilized commercial property into a high-quality mixed-use residential community that advances the goals of the City's Comprehensive Plan, supports transit-oriented development objectives, improves the pedestrian environment, and provides additional housing opportunities in a strategically located area of the City.

II. Existing Conditions

The Property is located along Democracy Lane in proximity to Layton Hall Drive and Old Lee Highway within an established mixed-use and multifamily area of the City. The site is currently developed with an office building and extensive surface parking areas. Surrounding uses include residential, office, commercial, and mixed-use development patterns characteristic of the evolving Old Town Fairfax area.

The existing development pattern does not maximize the Property's location advantages, including walkability, access to nearby services and employment centers, and proximity to the broader transportation network. The redevelopment of the Property provides an opportunity to modernize the site and implement a more efficient land use pattern consistent with current City planning objectives.

III. Proposed Development

The proposed MDP contemplates redevelopment of the Property with a six-story mixed-use multifamily building containing up to 275 residential dwelling units and approximately 5,000 square feet of commercial space. The development will include structured parking, internal circulation improvements, landscaped open space areas, streetscape enhancements, and pedestrian-oriented design features.

The proposed development includes:

- Up to 275 multifamily dwelling units;
- Approximately 5,000 square feet of commercial space;
- Approximately 426 structured parking spaces, together with 16 on-street spaces, for a total of approximately 442 spaces;
- Enhanced streetscape improvements along Democracy Lane and Layton Hall Drive;
- Landscaped open space and courtyard amenities;
- Improved pedestrian circulation and connectivity; and
- Stormwater management, utility, and infrastructure improvements.

While the Comprehensive Plan and applicable Small Area Plan guidance support residential redevelopment of the Property, the proposal retains a neighborhood-serving commercial component in response to feedback received during preliminary outreach efforts and discussions with City officials regarding the desirability of maintaining limited service-oriented commercial uses within the redevelopment.

IV. Consistency with the Comprehensive Plan

The proposed rezoning and redevelopment are consistent with the goals and recommendations of the City of Fairfax Comprehensive Plan and represent an appropriate transition of an underutilized commercial property into a more efficient mixed-use development pattern.

The proposal advances several key Comprehensive Plan objectives, including:

- Encouraging high-quality infill redevelopment;
- Supporting mixed-use and transit-supportive development patterns;
- Expanding housing opportunities within the City;
- Enhancing pedestrian accessibility and walkability;
- Improving urban design and streetscape character; and
- Promoting redevelopment of aging commercial properties.

The Property's location is particularly appropriate for mixed-use residential redevelopment due to its proximity to existing transportation infrastructure, nearby commercial services, and surrounding multifamily and mixed-use development patterns.

V. Compatibility with Surrounding Development

The proposed rezoning and redevelopment are consistent with the goals and recommendations of the City of Fairfax Comprehensive Plan, including applicable Small Area Plan guidance identifying the Property as appropriate for residential redevelopment, and represent an appropriate transition of an underutilized commercial property into a more efficient mixed-use development pattern.

The MDP includes substantial open space, perimeter landscaping, enhanced sidewalks, and structured parking in order to reduce the visual impact of surface parking and improve the pedestrian environment. Building massing and orientation have been designed to create an urban streetscape presence while maintaining compatibility with adjacent development patterns.

In addition, the redevelopment substantially improves the aesthetic quality of the site compared to the existing office and surface parking configuration and introduces new public realm improvements that contribute positively to the surrounding area.

VI. Transportation and Parking

The proposed development incorporates structured parking and multimodal transportation features appropriate for the Property's location within an evolving mixed-use environment.

The MDP provides approximately 442 parking spaces for the proposed development, consisting of approximately 426 structured spaces and 16 on-street spaces. The parking supply for the

proposed residential and commercial uses reflects the applicable requirements and reductions associated with the Old Town Fairfax Transition Overlay District.

The adjoining office condominium property contains approximately 39,744 square feet of building area and currently has 89 parking spaces. The approved 1979 site plan provided 316 spaces for approximately 99,727 square feet of development. Based on the proportional allocation of those approved spaces, approximately 126 spaces are attributable to the office condominium component, resulting in a 37-space deficiency. City staff has confirmed the proportional-allocation approach.

The Applicant proposes to accommodate the 37-space deficiency as part of the proposed development through a shared parking arrangement, subject to City review and approval. The Applicant is preparing a shared parking agreement with the adjoining office condominium property to document the continued availability of those 37 spaces for parking compliance purposes. The precise location and configuration of the spaces may be refined as the development design advances and will be coordinated with City staff through the review process.

The development also provides enhanced pedestrian infrastructure and improved site circulation intended to support walkability and reduce dependence on surface parking areas. Transportation impacts associated with the redevelopment will be evaluated through the submitted traffic analysis materials and coordinated with City staff during the review process.

VII. Public Benefits

The proposed redevelopment provides numerous public benefits to the City of Fairfax, including:

- Redevelopment of an underutilized commercial property;
- Introduction of new housing opportunities;
- Inclusion of a limited neighborhood-serving commercial component responsive to community and City feedback while maintaining the residential character envisioned by the Comprehensive Plan and Small Area Plan;
- Improved pedestrian infrastructure and streetscape enhancements;
- Enhanced landscaping and open space;
- Structured parking replacing extensive surface parking areas;
- Infrastructure and stormwater improvements; and
- Increased economic activity and tax base generation.

VIII. Conclusion

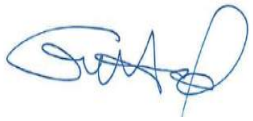
The proposed rezoning and Master Development Plan for 10340 Democracy Lane represent a well-designed and appropriate infill redevelopment project that advances the City's planning objectives and provides meaningful public benefits.

The proposal transforms an aging and underutilized commercial property into a modern mixed-use residential community that enhances the surrounding area, improves the pedestrian environment, supports transit-oriented development principles, and contributes additional housing opportunities within the City of Fairfax.

For these reasons, the Applicant respectfully requests approval of the requested Zoning Map Amendment and associated Master Development Plan application.

Yours Truly,

Wire Gill LLP



G. Evan Pritchard, Esq.