

APPLICATION OF R.J.L. ASSOCIATES, INC.

THE HIGHLANDS AT MANTUA

BAR APPLICATION FOR COA – STATEMENT OF INTENT

Revised May 5, 2025

Address:	9495 Silver King Court
Request:	14 Townhomes
Applicant/Owner:	R.J.L. Associates, Inc.
Applicant's Representative:	Clint Good
Status of Representative:	Architect
Requested Zoning:	PD-R (currently PD-C), ACOD

This Statement of Intent is included as part of an application for a Major Certificate of Appropriateness in conjunction with a separate zoning entitlement application.

**I. BACKGROUND**

R.J.L. Associates, Inc. ("Applicant", or "R.J.L.") has submitted an application to amend the City of Fairfax's 2035 Comprehensive Plan ("Comprehensive Plan" or "Plan") and to rezone a 2.12 acre portion of the existing Mantua Professional Center (the "Property") to the Planned Development-Residential ("PD-R") zoning district to permit redevelopment of the Property's existing underutilized office buildings with a small residential townhome community. A separate, but concurrent, application has been submitted to amend the General Development Plan for the greater Mantua Professional Center ("Center"). Specifically, the Applicant is requesting to change the PD-C zoning designation of the Property to PD-R to allow for construction of fourteen (14) townhome units with two-car garages along with thirty-four centrally located surface parking spaces. The proposed townhomes will provide quality and energy efficient housing units that will generate fiscal benefits to the City of Fairfax ("City"), create open space while providing residential amenities, and preserve and respect the unique qualities and character of the neighborhood and surrounding vicinity.

The Property consists of a single parcel, Parcel 58-2-10-001-A1 totaling 2.12 acres and is addressed as 9495 Silver King Court, Fairfax, Virginia 22031. The Property is bounded by Pickett Road and the Army Navy Country Club golf course to the west, the City-County boundary line and Mantua Hills subdivision (within Fairfax County) to the east, The Enclave multi-family condominium community and The New School of Northern Virginia to the north, and, to the south, Pickett's Reserve subdivision and a recreational parcel of land owned by the Mantua Hills Swimming Association that is improved with portions of the Association's pool and tennis courts. The Enclave and The New School of Northern Virginia comprise the remainder of the Mantua Professional Center. The adjacent Mantua Hills and Pickett's Reserve subdivisions are comprised of single-family detached homes and are well-buffered from the Property by existing tree lines which will be preserved to the extent practicable.

## II. PROJECT DESCRIPTION SUMMARY

Following site-specific guidance within the City's Comprehensive Plan, RJL proposes to redevelop a portion of the Mantua Professional Center to replace approximately 21,566 square feet of existing underutilized office buildings with a townhome community. The Applicant has collaborated with City Staff and the Center's neighboring users (The Enclave condominium and The New School of Northern Virginia) to carefully plan the Property to create a community that will provide a needed increase in housing opportunities within the City while respecting the Center's two adjoining uses and the existing residential neighborhoods located adjacent to the Property.

### A. Site Description

The Property is a 2.12-acre parcel and is currently zoned PD-C, with designation as a Commercial Corridor by the City's 2035 Comprehensive Plan Future Land Use Map. It is bounded by Pickett Road and the Army Navy Country Club to the west, the City-County boundary line and a Fairfax County residential subdivision known as Mantua Hills to the east, the balance of the Mantua Professional Center to the north, and the Pickett's Reserve subdivision and a small portion of the Mantua Hills Swimming Association to the south. The Property is presently developed with one-to-three level buildings comprising approximately 21,566 square feet of office space, along with supporting parking and access. The surrounding land uses and zoning complement the proposed community, and the 2035 Comprehensive Plan specifically identifies the proposed townhome redevelopment as an appropriate alternative use in place of the existing office buildings.

### B. Transportation and Parking

The Property is currently served by a looped portion of Silver King Court (a private street) providing two connections to the roadway. Silver King Court, in turn, loops through the Mantua Professional Center and connects twice to Pickett Road. Silver King Court's southern connection at Pickett Road provides for full movement and is the closer access point to the Property. The northern connection is limited to a right-in/right-out condition by a median within Pickett Road and offers an additional route to and from the new community. With redevelopment, the looped roadway will be converted to a one-way street. The access points to Silver King Court and the roadway's connections to Pickett Road will remain at their existing locations, with reconfiguration of the southern connection to Silver King Court to provide a right-in only entrance.

The site will have ample parking, exceeding the requirement of two spaces per unit set forth in the Zoning Ordinance. Each townhome will have two garage spaces and eleven (11) of the units will have two additional driveway spaces. The community will also offer thirty-four (34) centrally located surface parking spaces, inclusive of nine existing parking spaces that will remain onsite.

### C. Certificate of Appropriateness Request

The proposed redevelopment would permit the replacement of underutilized office space

with fourteen (14) front-loaded townhome units. Units will be twenty-four (24) feet wide and forty (40) feet deep. They will be three levels, with an option for a roof deck. The maximum building height of each unit will be between 35.00 and 37.32 feet. All units will front the private street and will face the project's central green / amenity space, as well as the existing grassed area with picnic benches, located within the Mantua Professional Center. Additional amenity space will be provided between the two sticks of townhome units, and existing trees serving as a buffer to the adjacent residential neighborhoods will be kept in place to the extent practicable. The development will provide almost fifty (50) percent open space, well above the twenty (20) percent open space requirement specified in the Zoning Ordinance.

The Applicant proposes construction of a unit type that is in high demand but low supply within the City. While the City includes a diverse mix of housing products, only thirteen point five percent (13.5%) are townhomes as of 2025 data.<sup>1</sup> Additionally, the Pickett Road corridor is comprised predominantly of apartments, condominiums, and single-family homes, with only a single recent townhome project approved in the area. Townhomes can serve as starter homes for young professionals and smaller families, while also appealing to older adults wishing to downsize and seeking a home that is easier to maintain. The proposed development will therefore expand the availability of quality and desirable housing stock in the City.

The townhomes will not be laid out in a straight line, but will incorporate varied setbacks between the units. Mechanical equipment will not be visible from the streets. Material of the proposed townhomes would be a mixture of brick, brick soldier coursing, metal railing, metal downspouts, hardie planks and trims, high quality windows, doors and garage doors, and exterior building lighting. The units will include an option to an elevator to provide more convenient interior access.

The Applicant is proposing the outdoor amenities to create a sense of enhanced community for its residents through providing a pedestrian friendly environment that link two main recreation amenity areas. A large circular shaped patio space will be provided on the central part of the site. This area includes a pergola, benches, trash receptacle, grills, and group seating surrounded by lush shrub and perennial landscaping, and will serve as the heart of the community, providing a social hub for everyday neighborly interaction. A secondary passive recreation area in between the townhome buildings at south-east corner, provides a central lawn area for residents of all ages to play on and enjoy. The lawn is surrounded by pathway, seating areas, and additional landscaping, which allows users a more secluded outdoor experience.

The Applicant has been working with the City's urban forester on the landscape plan. Tree species shall include but not limited to Red Maple, Northern Red Oak, American Beech, Betula Nigra, Willow Oak, Eastern Redbud, Flowering Dogwood, Sweetbay Magnolia, American Holly, Eastern Redcedar.

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<sup>1</sup> City of Fairfax 2025 Fact Book, Figure 17: Housing Type (existing and approved)