

MEMORANDUM

To: Chair Feather and Members of the Planning Commission

From: Albert Frederick, Senior Planner

Through: Jason Sutphin, Community Development Division Chief
Brooke Hardin, Director of Community Development and Planning

Subject: Pre-Application Briefing – City Centre West Amendment 2026
10501-10523 Main Street



Meeting
Date: October 12, 2026

The attached documents are inclusive of materials for the Planning Commission pre-application briefing on the above-referenced items, including a briefing with a narrative and conceptual plan. The site is located at 10501-10523 Main Street on the south side of Main Street, west of West Street, north of Page Avenue, and east of Judicial Drive. The proposal is an amendment to the approved 2023 General Development Plan for an 8-story upper story residential/mixed use building with up to 79 condominium units, approximately 18,199 square feet of financial institution (bank) with a drive-through, 10,079 square feet of general office, 8,584 square feet of medical office, and 7,731 square feet of restaurant and retail space. The intent of this pre-application briefing is to receive initial feedback on a design concept from the Planning Commission before proceeding with an official application.

The concept plan proposes 85 condominium units, 22,006 square feet of office including a bank with drive-through, 8,190 square feet of restaurant and 7,889 square feet of residential storage in a 7-story upper story residential/mixed use building, and 224 parking spaces on two levels of structured parking. The plan also shows a pedestrian connection along Main Street and west side of the proposed building, and vehicular access on west side of building from Main Street via the proposed Connector Road and on south side of building from the proposed E/W Road to West Street with landscaping on Main Street, the proposed Connector Road and the proposed E/W Road. The proposal would require an amendment to the existing General Development Plan, amendment to the existing proffers, an amendment to the Major Certificate of Appropriateness for architecture and landscaping, a Special Use Permit for drive-through facility, Special Exceptions for height and density, and a modification to the Affordable Dwelling Unit ordinance.

Additional applications may be required based on final design if an application is submitted. Further detail is provided within the attached staff report. A fiscal impact analysis and transportation impact study have not been conducted at this time.

Pre-Application Briefing – Planning Commission

SITE DETAILS

Address: 10501-10523 Main Street

Current Zoning: CU, Commercial Urban with proffers in the Transition Overlay District (TOD)

Current Use: Office building and two razed sites

Future Land Use Designation: Activity Center Place Type

Site Area: 1.78 +/- acres

Number of lots: 3

Property Owners: City Centre West LLC



Existing Conditions:

- 10501 Main Street, former Wells Fargo site, was demolished in 2024
- 10515 Main Street, former restaurant site, was demolished in 2024
- 10523 Main Street is an 11,340 square foot office building constructed in 1971
- The parcels were rezoned on July 11, 2023 to accommodate a proposed mixed-use development

Development Concept: The concept plan shows the following elements:

- Eighty-five (85) condominium units, 22,006 square feet of office, including a bank with drive-through, 8,190 square feet of restaurant and 7,889 square feet of residential storage in a seven-story upper story residential/mixed use building
- 224 parking spaces on two levels of structured parking
- Pedestrian connection along Main Street and west side of proposed building
- Vehicular access on west side of building from Main Street via the proposed Connector Road and on south side of building from the proposed E/W Road to West Street
- Landscaping on Main Street, the proposed Connector Road and the proposed E/W Road
- Footprint of proposed development within both the aforementioned City parcels and on Fairfax County-owned property in the Judicial Complex across the City-County border in Fairfax County

Potential Applications: If an application is submitted, this concept would require land use approvals that could potentially include, but are not limited to:

- Amendment to General Development Plan
- Amendment to Proffers
- Amendment to Major Certificate of Appropriateness for architecture and landscaping

- Special Use Permit for a drive-through facility
- Special Exceptions for height and density
- Modification to Section 3.9 – Affordable Dwelling Unit

Specific applications will be assessed at a future date when a complete application package is submitted by the Potential Applicant.

Preliminary Feedback: City review agencies have provided the following feedback to the developer. Staff have met with the potential applicant to discuss:

- Application is subject to Section 3.9 (Affordable Dwelling Unit) of the Zoning Ordinance
- Application is subject to Section 4.2 (Off-Street Parking and Loading) of the Zoning Ordinance requirements including dimensional standards. In the Transition Overlay District parking can be reduced by 50% for all users, provided that each dwelling unit shall have no less than 1.50 spaces. Within the CU, Commercial Urban District, where structured parking is provided: 10 percent
- Application is subject to Section 4.5 (Landscaping) of the Zoning Ordinance requirements including 10-year tree canopy (CU/10%), street trees and transitional yards
- Refer to Public Facilities Manual's Tree Preservation and Landscaping Guide for standards including soil volume requirement, master tree list, canopy credit, diversity standards, and submission checklists
- Application is subject to Section 4.11 (Underground Utilities) of the Zoning Ordinance
- Application is subject to Section 6.5 (Certificate of Appropriateness for architecture and landscaping) of the Zoning Ordinance
- Intergovernmental coordination with Fairfax County for the construction of E/W Road
- Updated Transportation Impact Study (TIS) is required
- Provide vehicle and pedestrian access and improvements consistent with Multi-Modal Plan
- Demonstrate safe vehicle and pedestrian access, sight distance and vehicle turning movements
- Drive-through for financial institution creates collision points inside the parking garage
- Provide fire and emergency management access
- Minimum width of 26 feet for travel lanes and the garage height must be a minimum height of 13 feet
- Demonstrate that stormwater management is feasible onsite
- Recommend a sanitary sewer capacity analysis to ensure there is enough capacity for this development. Refer to PFM Section, [5.2.3 Collection System Design](#), for more information. If the existing infrastructure is not adequate, show proposed upgrades to the system

Attachments: Includes submission materials received from the potential applicant:

1. City Centre West Pre-App Briefing Request 2026
2. City Centre West Pre-App Concept Plan 2026
3. City Centre West Pre-App Architecture 2026



WALSH COLUCCI
LUBELEY & WALSH PC

Robert D. Brant
[REDACTED]

September 22, 2026

Via E-Mail and Hand Delivery

Brooke Hardin, Director
Department of Community Development & Planning
[REDACTED]
[REDACTED]
[REDACTED]

Re: Proposed Amendments to City Centre West Approvals
Request for Pre-Application Briefings

Dear Mr. Hardin:

On behalf of the Ox Hill Companies (the “Applicant”) the owner of three parcels located at 10501 Main Street, 10515 Main Street, and 10523 Main Street (the “Property”), please accept this letter and the previously submitted materials as a request for pre-application briefings with the Planning Commission and City Council to discuss proposed amendments to the previously approved development known as City Centre West (“CCW”).

In July 2023, City Council approved a series of applications to allow the redevelopment of the Property with an upper story residential/mixed-use building comprised of a mix of residential and commercial uses, including 79 condominium units, approximately 7,731 square feet of ground floor retail and/or restaurant uses, and approximately 36,862 square feet of additional commercial uses. Due to market conditions, the approved development has not yet been constructed. In order to move forward with the redevelopment, the Applicant has developed a new layout and design for the building. In order to implement the proposed changes, which are discussed in more detail below, the Applicant intends to submit a Proffer Amendment, General Development Plan Amendment, Major Certificate of Appropriateness Amendment, and related requests to obtain the necessary approvals.

The major changes to the proposed development, which are depicted in the submitted concept plan materials prepared by Urban, Ltd. and DCS Design, are summarized below:

ATTORNEYS AT LAW
[REDACTED]
[REDACTED]
[REDACTED]

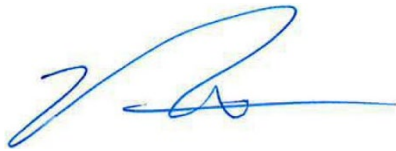
1. Overall Square Footage, Unit Count, and Mix of Uses – Following the re-design, includes approximately 220,774 square feet, as compared to the approximately 210,000 square feet that was approved. The proposed mix of uses now includes up to 85 residential condominium units. While there are slightly more units than the 79 that were originally approved, the residential floors feature a more efficient layout that has enabled Ox Hill to locate more units within the building. The proposed building will continue to provide office space for a major financial institution, including a drive-through facility located within the parking garage, and an approximately 8,190 square foot space on the ground floor of the east end of the building facing Main Street that will house a restaurant or retail use.
2. Access and Parking – Access continues to be provided through the proposed East/West Road located on the south side of the building, which will straddle the jurisdictional boundary between the City of Fairfax and Fairfax County. The access points remain generally consistent with the original approval, however the previously proposed direct connection between the semicircular drop off area and the below grade parking garage has been removed. The proposal carries forward the proposed Main Street Connector Road which will establish a connection to a signalized intersection on Main Street. As discussed with staff, this road will be constructed at the applicant's expense. Parking for the building continues to be provided in a parking garage beneath the building, but a more efficient parking garage layout has enabled the applicant to reduce the number of below grade parking levels while also continuing to meet Zoning Ordinance requirements. Based on the revised mix of uses in the building, 223 parking spaces are required and 224 parking spaces are provided.
3. Architecture and Height – As illustrated in the submitted architectural elevations and renderings, the Applicant has significantly improved upon the architectural design of the building. While the building continues to feature a significant amount of brick and other high-quality materials, the architectural vocabulary, colors, and materials are more appropriate to Old Town Fairfax. With the proposed re-design, the building height has been increased slightly by 4' to a new proposed height of 98'. The new design also includes a terrace-level plaza on the south side of the building that will provide a private open space amenity area for future residents. The Applicant looks forward to working with staff and the Board of Architectural Review during the application process to further refine the building design.
4. Corner Park – While the original approval contemplated the construction of a small park at the intersection of Main Street and West Street on property that is owned by Fairfax County, the current proposal does not include this element. As depicted on Fairfax County's master plan for the adjacent judicial complex, the County ultimately intends to construct a pedestrian promenade over this portion of its property, connecting Main Street to the center of the judicial campus. Instead of constructing a plaza that may eventually be removed by the County in connection with its future development plans, the Applicant intends to leave this corner as it is today and allow the County to establish its intended connection in the future.

This proposal continues to provide a number of significant benefits to the City, in the form of additional homeownership opportunities adjacent to the downtown core, a significant amount of ground floor nonresidential use in the form of both restaurant/retail space and a significant office space, much needed streetscape improvements along the Main Street frontage, and new transportation infrastructure to improve vehicular circulation in downtown Fairfax. The Applicant looks forward to meeting with staff before bringing this proposal forward to pre-application briefings with the Planning Commission and City Council.

I would appreciate the scheduling of pre-application briefings with the Planning Commission and City Council at their earliest convenience. If there are any questions regarding the proposal or should you require any additional information, please let me know. As always, I appreciate your assistance, and look forward to working with staff throughout the application process.

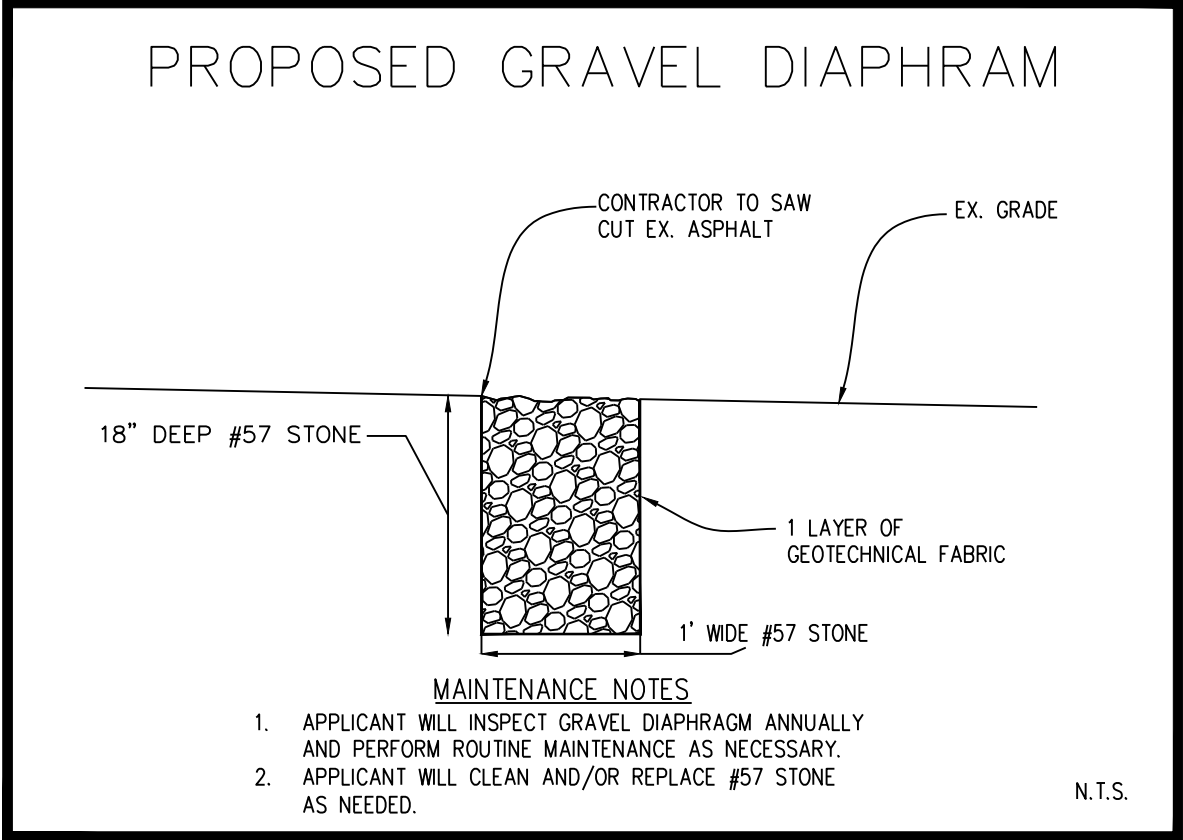
Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

A handwritten signature in blue ink, appearing to read 'R. Brant', with a long horizontal flourish extending to the right.

Robert D. Brant

ATTACHMENT 2



ZONING TABULATIONS

PER APPROVED ZONING MAP AMENDMENT (Z-22-00054)

SITE AREA DATA:	
SITE AREA	0.334 AC OR 14,556 SF (T.M. 57-4-02-071) 0.604 AC OR 26,332 SF (T.M. 57-4-02-072) 0.843 AC OR 36,740 SF (T.M. 57-4-02-076)
TOTAL SITE AREA	1.781 AC OR 77,628 SQ FT
ROW DEDICATION	0.968 AC OR 2,952 SF
NET SITE AREA	1.714 AC OR 74,676 SF
ZONING:	
COMMERCIAL URBAN OLD TOWN FAIRFAX TRANSITION OVERLAY DISTRICT	
USE:	
-UPPER STORY RESIDENTIAL/MIXED USE -RETAIL -RESTAURANT -OFFICE GENERAL -OFFICE MEDICAL	
MIN. LOT AREA (SF)	
ALLOWABLE:	30,000 SF
PROVIDED:	77,683 SF
BUILDING HEIGHT	
ALLOWABLE:	48 FEET
PROVIDED:	7 STORIES/98'
BUILDING COVERAGE	
ALLOWABLE:	80%
PROVIDED:	61%
LOT COVERAGE	
ALLOWABLE:	90%
PROVIDED:	90%
OPEN SPACE	
ALLOWABLE:	0.31 AC OR 13,423 SF
PROVIDED:	0.31 AC OR 13,423 SF
DENSITY:	
ALLOWABLE:	24 UNITS/ACRE
PROVIDED:	49.35 UNITS/ACRE
YARD REQUIREMENTS:	
MINIMUM YARD REQUIREMENTS	
FRONT AND SIDE (STREET):	10' MAX
SIDE (INTERIOR):	N/A
REAR:	N/A
PROVIDED YARDS:	
FRONT AND SIDE (STREET):	17'
SIDE (INTERIOR):	5'
REAR:	17'

BUILDING DATA

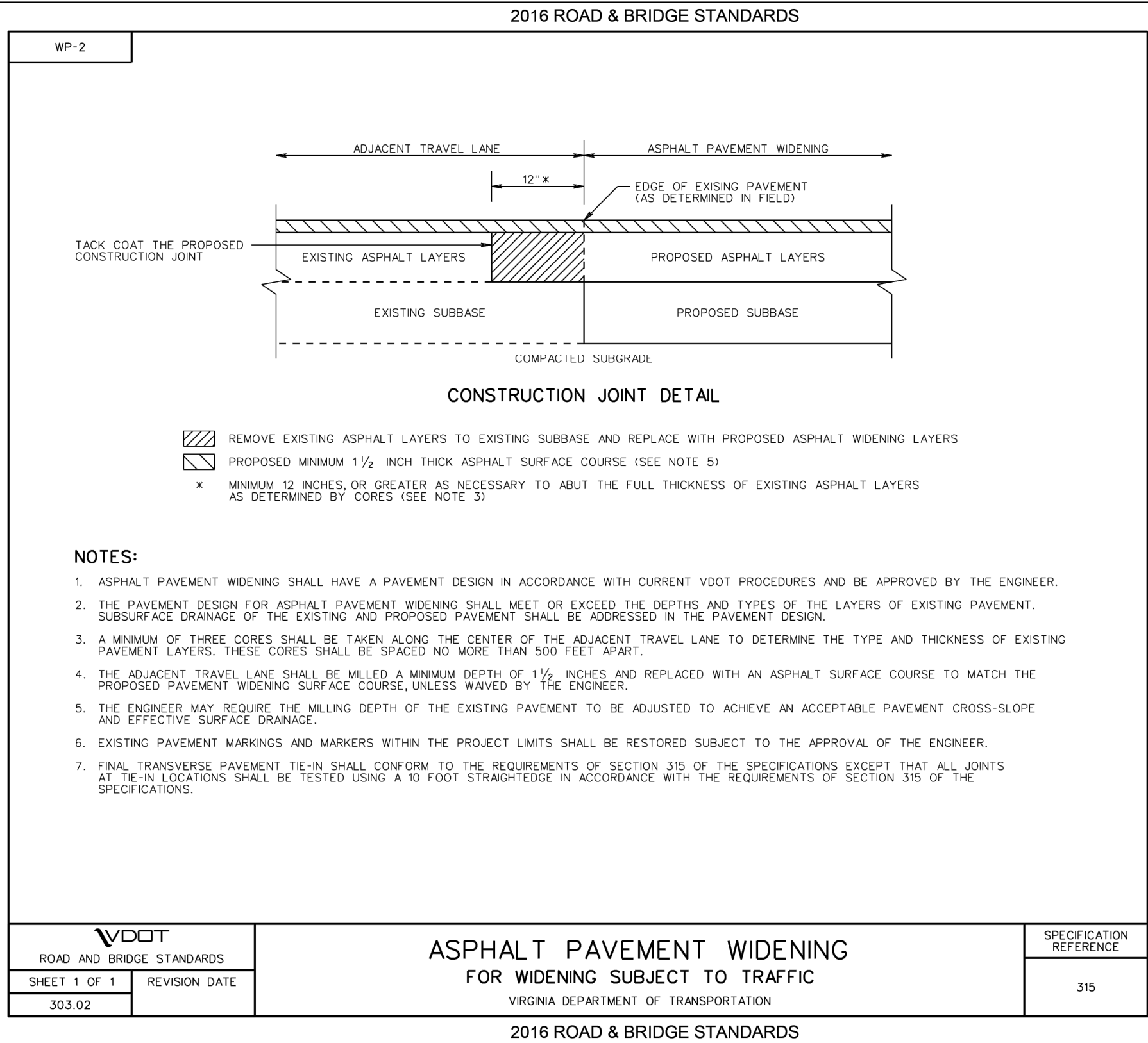
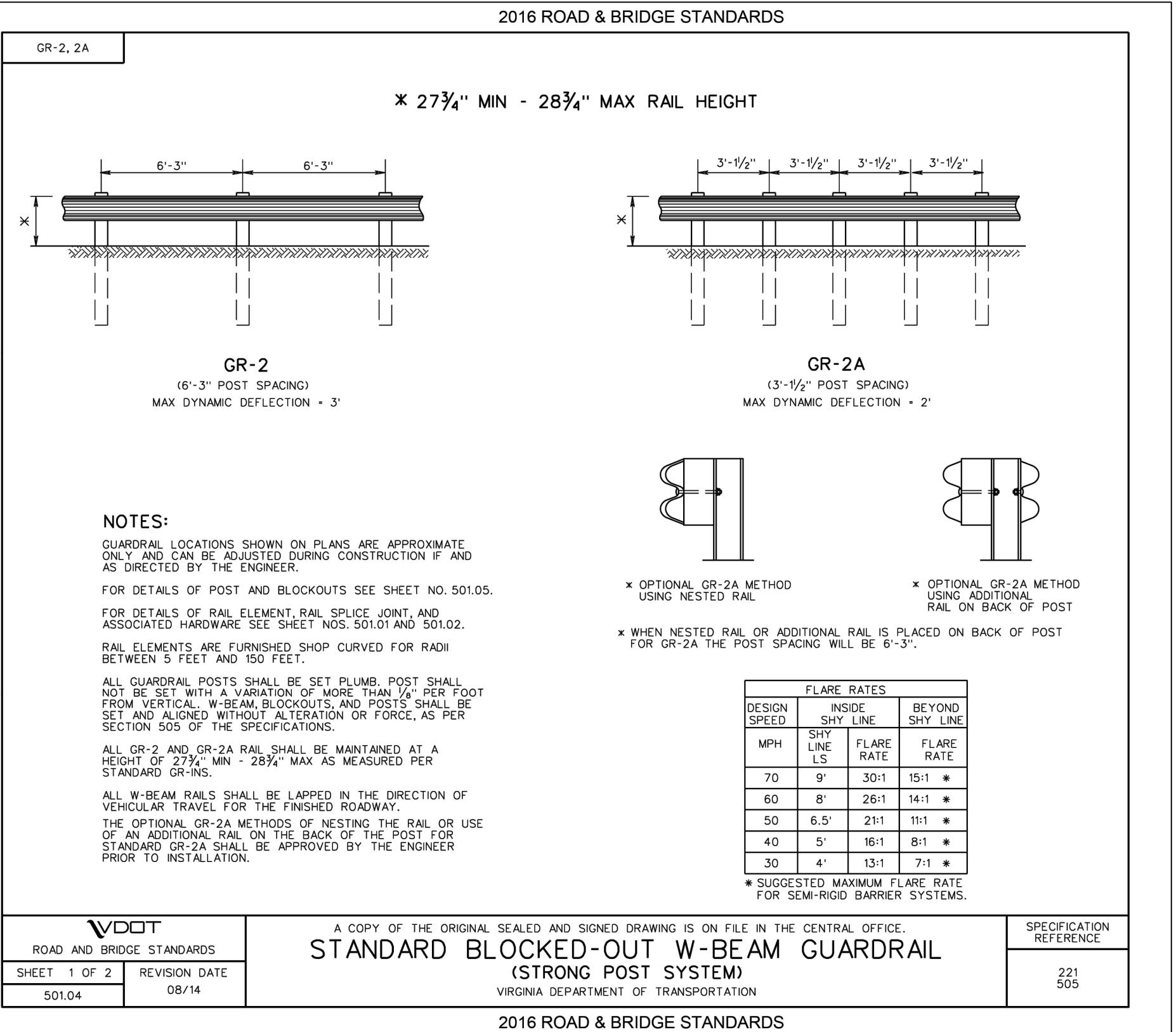
MULTIFAMILY RESIDENTIAL:	182,689 GSF
BANK/OFFICE	22,006 GSF
RESTAURANTS:	8,190 GSF
RESIDENTIAL STORAGE:	7,889 GSF
UNIT COUNT:	85 UNITS

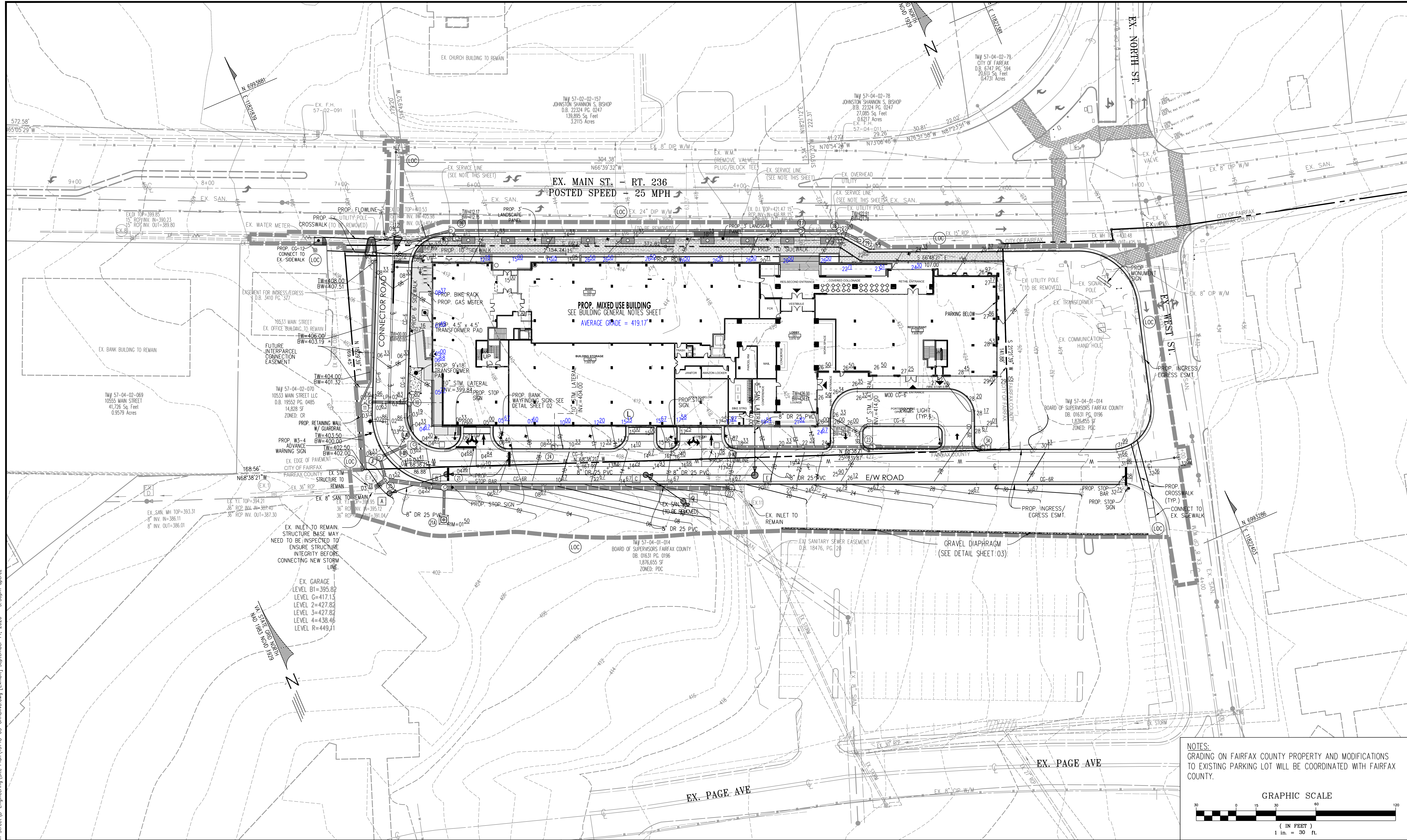
PARKING TABULATIONS

CALCULATIONS PER APPROVED ZONING MAP AMENDMENT (Z-22-00054)

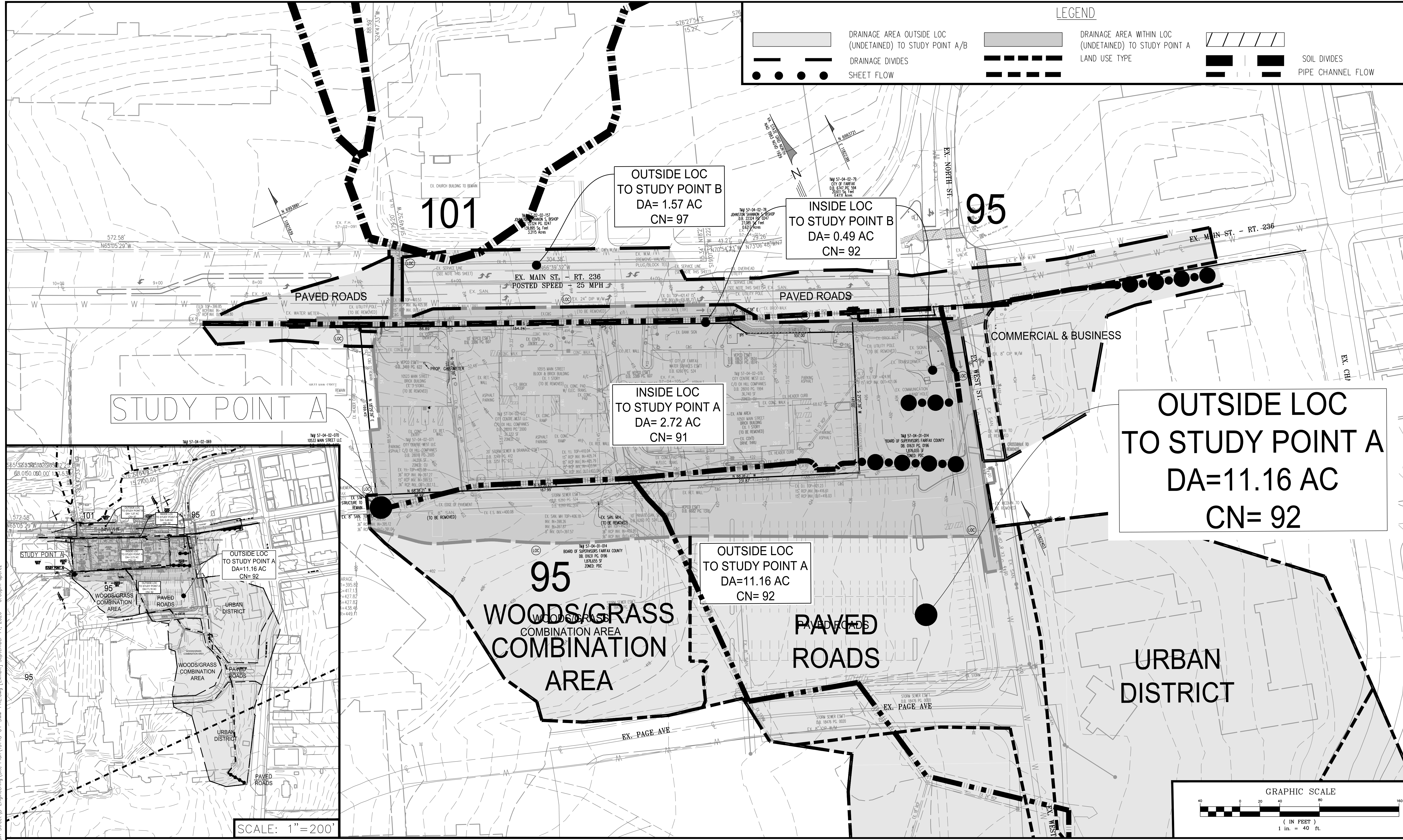
REQUIRED PARKING:	
UPPER STORY RESIDENTIAL/MIXED USE (1.5 PER UNIT)	128 SPACES
RETAIL/RESTAURANT (1 PER 200 SF)	41 SPACES
BANK/OFFICE (2 PER 300 SF)	147 SPACES

50% REDUCTION APPLIED TO ALL COMMERCIAL USES IN THE TRANSITION OVERLAY DISTRICT	
RETAIL/RESTAURANT (1 PER 200 SF)	21 SPACES
BANK/OFFICE (2 PER 300 SF)	74 SPACES
TOTAL REQUIRED:	223 SPACES
PARKING PROVIDED:	
UNDERGROUND GARAGE:	224 SPACES
SURFACE PARKING:	0 SPACES
TOTAL PROVIDED:	224 SPACES
LOADING SPACES	
REQUIRED:	1 SPACE
PROVIDED:	2 SPACES
BICYCLE PARKING	
REQUIRED:	13 BICYCLE SPACES
PROVIDED:	13 BICYCLE SPACES





03 - GRADING PLAN EXHIBIT
CITY CENTRE WEST
CITY OF FAIRFAX, VA



LEGEND

DRAINAGE AREA OUTSIDE LOC
(UNDETAINED) TO STUDY POINT A/B

DRAINAGE DIVIDES

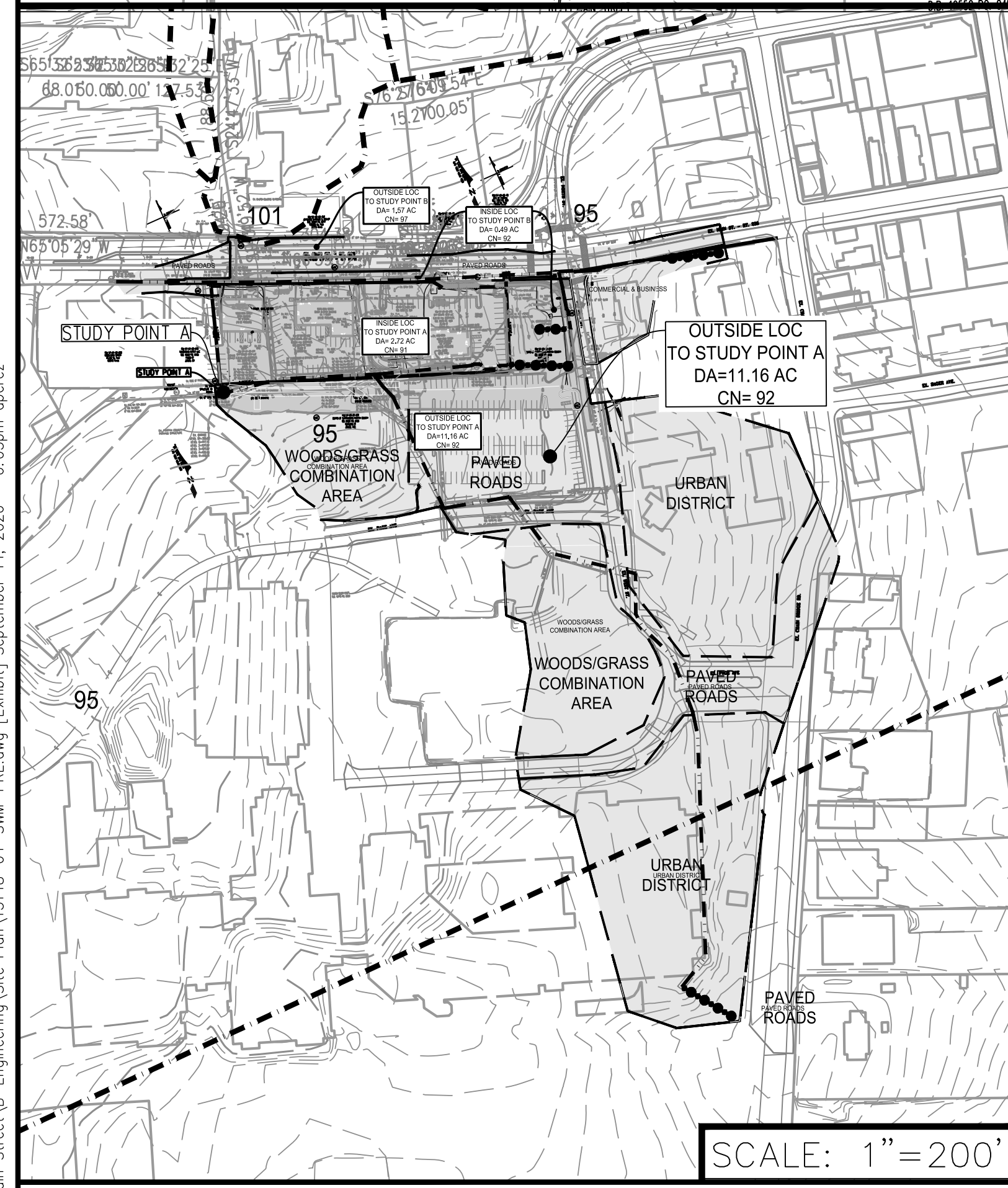
SHEET FLOW

DRAINAGE AREA WITHIN LOC
(UNDETAINED) TO STUDY POINT A

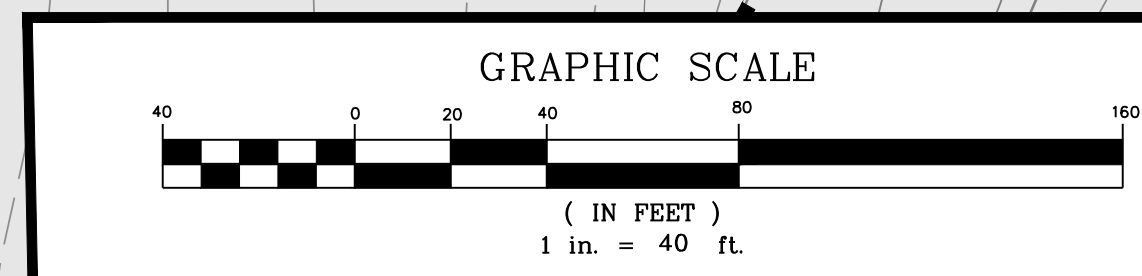
LAND USE TYPE

SOIL DIVIDES

PIPE CHANNEL FLOW

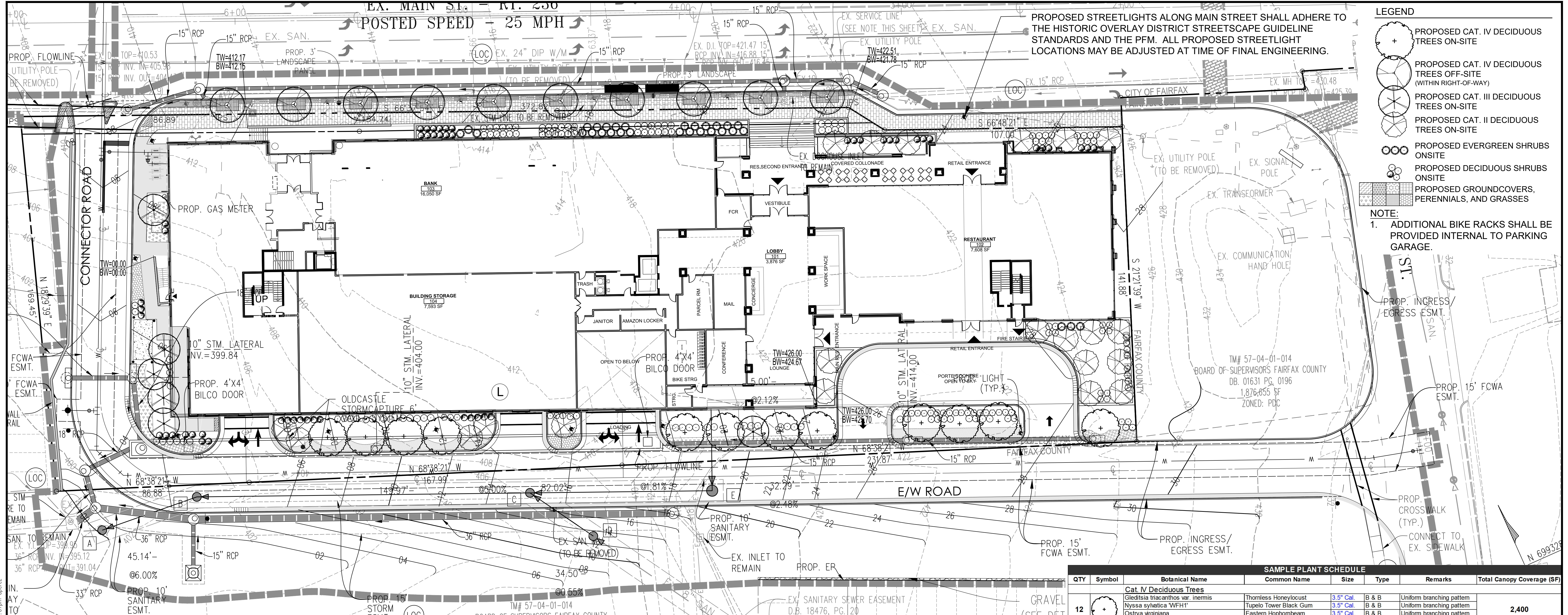


SCALE: 1"=200'



04- SWM PRE - DEVELOPMENT EXHIBIT
CITY CENTRE WEST
CITY OF FAIRFAX, VA

SCALE: 1"=40'
SEPTEMBER 14, 2026

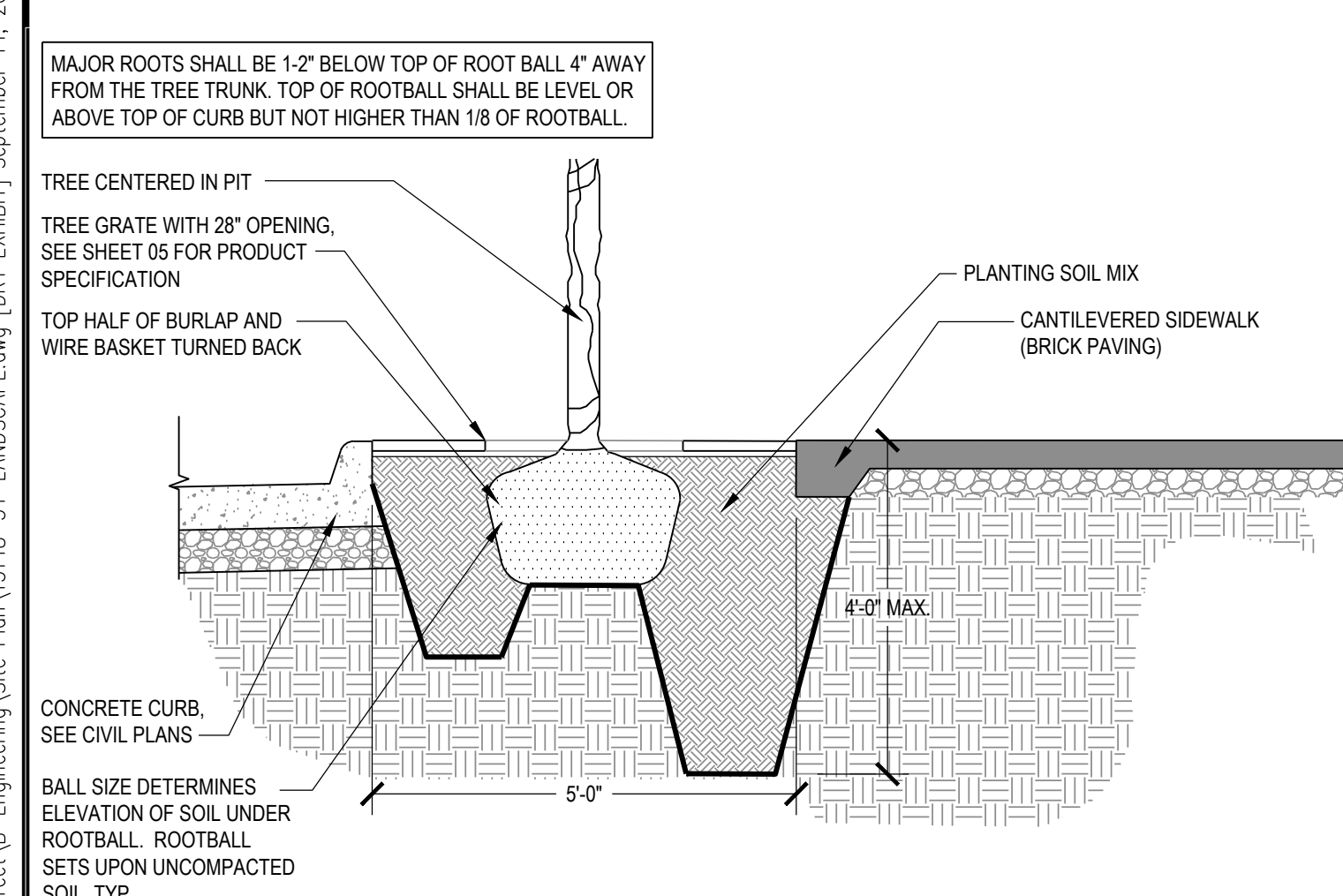


LEGEND

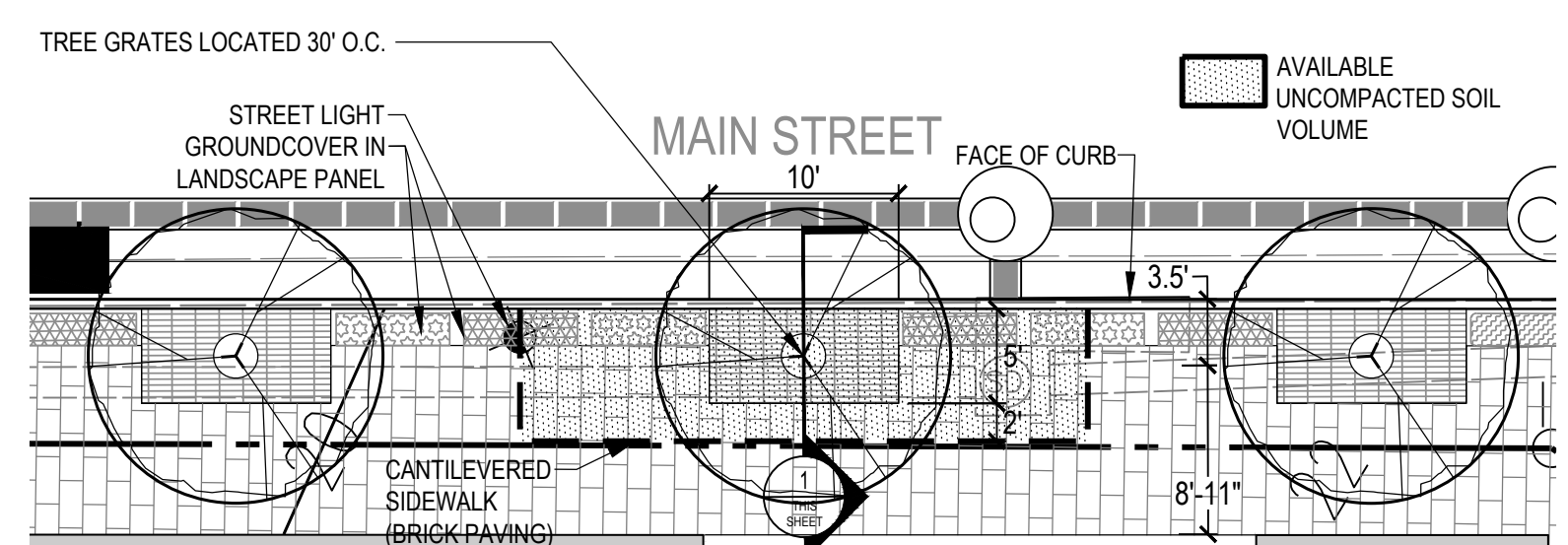
- PROPOSED CAT. IV DECIDUOUS TREES ON-SITE
- PROPOSED CAT. IV DECIDUOUS TREES OFF-SITE (WITHIN RIGHT-OF-WAY)
- PROPOSED CAT. III DECIDUOUS TREES ON-SITE
- PROPOSED CAT. II DECIDUOUS TREES ON-SITE
- PROPOSED EVERGREEN SHRUBS ONSITE
- PROPOSED DECIDUOUS SHRUBS ONSITE
- PROPOSED GROUNDCOVERS, PERENNIALS, AND GRASSES

NOTE:

1. ADDITIONAL BIKE RACKS SHALL BE PROVIDED INTERNAL TO PARKING GARAGE.



1 TREE PIT
Scale: 1/2" = 1'-0"



2 TREE PIT PLAN
Scale: 1" = 10'

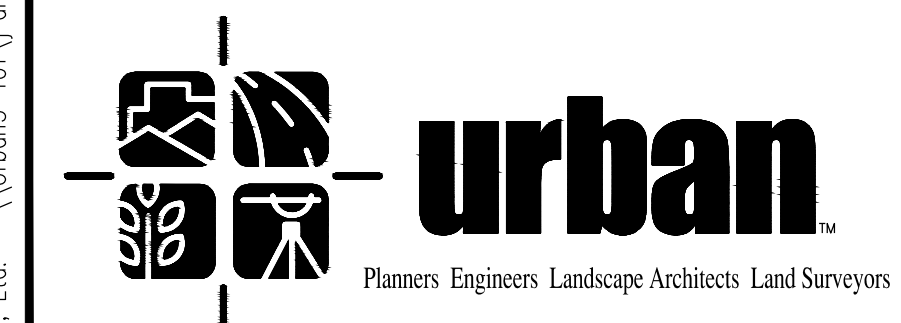
STREET TREE CALCULATIONS				
Street Name	Requirements	Linear Feet Along Street	Street Trees Required	Street Trees Provided
Main St.	Street Tree Required (1 Canopy Tree per 40 l.f.)	460	12	10
Proposed Connector Road	Street Tree Required (1 Canopy Tree per 40 l.f.)	120	3	5
Proposed E/W Road	Street Tree Required (1 Canopy Tree per 40 l.f.)	370	10	13
		Total Street Trees Provided (s.f.)	28	

10-YEAR TREE CANOPY REQUIREMENT CALCULATIONS		
Total Site Area (s.f.)		77,683
DEDUCTION: Right-Of-Way Dedication		-2,998
Net Site Area (s.f.)		74,685
Zone: [CU]	Use: [Multifamily]	
Tree Canopy Required (s.f.)	10%	7,469
10-YEAR TREE CANOPY PROVIDED		
Total Canopy Area Provided Through Tree Preservation (s.f.)		0
Total Proposed Canopy Area Provided (s.f.)		7,400
DEDUCTION: Canopy Area Provided in Right-Of-Way		-2,000
Total Tree Canopy Provided (s.f.)	7.23%	5,400

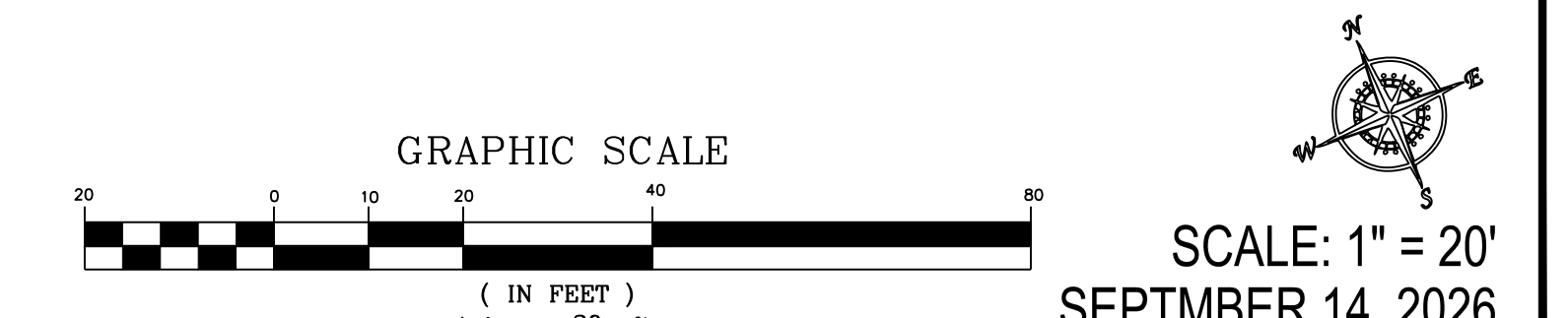
- LANDSCAPE NOTES:**
- TRANSITIONAL YARD REQUIREMENT: PER Z.O. CH. 110 ARTICLE 4.5.5.C.1 TABLE, NO TRANSITIONAL YARDS ARE REQUIRED ADJACENT TO THE ABUTTING PROPERTIES.
 - THIS PLAN IS SCHEMATIC AND REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURE, AND LANDSCAPE ARCHITECTURE DESIGN. MODIFICATIONS AND VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.
 - TREE LOCATION, TREE QUANTITY, AND TREE SPECIES ARE SUBJECT TO CHANGE BASED ON CHANGES THAT MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN. MODIFICATIONS TO THE LANDSCAPE PLAN ARE SUBJECT TO APPROVAL OF THE CITY'S URBAN FORESTER PRIOR TO PLANT INSTALLATION.

SAMPLE PLANT SCHEDULE								
QTY	Symbol	Botanical Name	Common Name	Size	Type	Remarks	Total Canopy Coverage (SF)	
12		Cat. IV Deciduous Trees						2,400
		Gleditsia triacanthos var. inermis	Thornless Honeylocust	3.5" Cal.	B & B	Uniform branching pattern		
		Nyssa sylvatica 'WFH'	Tupelo Tower Black Gum	3.5" Cal.	B & B	Uniform branching pattern		
		Ostrya virginiana	Eastern Hophornbeam	3.5" Cal.	B & B	Uniform branching pattern		
		Oxydendrum arboreum	Sourwood	3.5" Cal.	B & B	Uniform branching pattern		
10		Cat. IV Deciduous Trees (Offsite: in R.O.W.) See Note 1						2,000
		Platanus acerifolia	London Planetree	2" Cal.	B & B	Uniform branching pattern		
		Ulmus americana 'Valley Forge'	Valley Forge Elm	2" Cal.	B & B	Uniform branching pattern		
		Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2" Cal.	B & B	Uniform branching pattern		
6		Cat. III Deciduous Trees						900
		Aesculus flava	Yellow Buckeye	2" Cal.	B & B	Uniform branching pattern		
		Cladrastis kentukea	Yellowwood	2" Cal.	B & B	Uniform branching pattern		
		Prunus serotina	Black Cherry	2" Cal.	B & B	Uniform branching pattern		
21		Cat. II Deciduous Trees						2,100
		Cercis canadensis	Eastern Redbud	2" Cal.	B & B	Uniform branching pattern		
		Cornus florida	Flowering Dogwood	2" Cal.	B & B	Uniform branching pattern		
		Magnolia virginiana	Sweetbay Magnolia	2" Cal.	B & B	Uniform branching pattern		
30		Evergreen Shrubs						0
		Ilex opaca 'Clarendon'	Clarendon American Holly	8' Ht.	B & B	Uniform branching pattern		
		Juniperus scopulorum 'Blue Arrow'	Blue Arrow Juniper	8' Ht.	B & B	Uniform branching pattern		
		Thuja occidentalis 'Degroot's Spire'	Degroot's Spire Arborvitae	8' Ht.	B & B	Uniform branching pattern		
212		Deciduous Shrubs						0
		Clethra alnifolia	Summersweet	24" Ht.	As Shown	Cont.		
		Ilex verticillata	Winterberry	24" Ht.	As Shown	Cont.		
		Itea virginica	Virginia Sweetspire	24" Ht.	As Shown	Cont.		
		Fothergilla gardenii	Dwarf Fothergilla	24" Ht.	As Shown	Cont.		
445		Groundcovers, Perennials, & Grasses						0
		Amsonia hubrichtii	Threadleaf Blue Star	1 Gal.	As Shown	Cont.		
		Asarum canadense	Wild Ginger	1 Gal.	As Shown	Cont.		
		Carex flacca	Blue Sedge	1 Gal.	As Shown	Cont.		
		Cerastium tomentosum	Snow-in-Summer	1 Gal.	As Shown	Cont.		
		Galium odoratum	Sweet Woodruff	1 Gal.	As Shown	Cont.		
		Hypericum calycinum	Creeping St. John's Wort	1 Gal.	As Shown	Cont.		
		Rudbeckia fulgida var. sullivanti 'Goldsturm'	Goldsturm Black-Eyed Susan	1 Gal.	As Shown	Cont.		
		Symphoricarichum oblongifolium	Aromatic Aster	1 Gal.	As Shown	Cont.		
TOTAL:							7,400	
Note:								

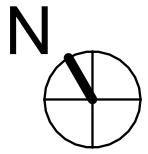
Note:
1. Tree Canopy Provided in R.O.W. is NOT counted towards 10-Year Tree Canopy Requirement.



05 - LANDSCAPE PLAN EXHIBIT
CITY CENTRE WEST
CITY OF FAIRFAX, VA



Urban, Ltd. - \\Urban3-101\\drive\\VBS\\10523 Main Street\\09-Engineering\\Site Plan\\13148-34-LANDSCAPE.dwg [JRT: EXHIBIT] September 14, 2026 - 6:07pm gpercz



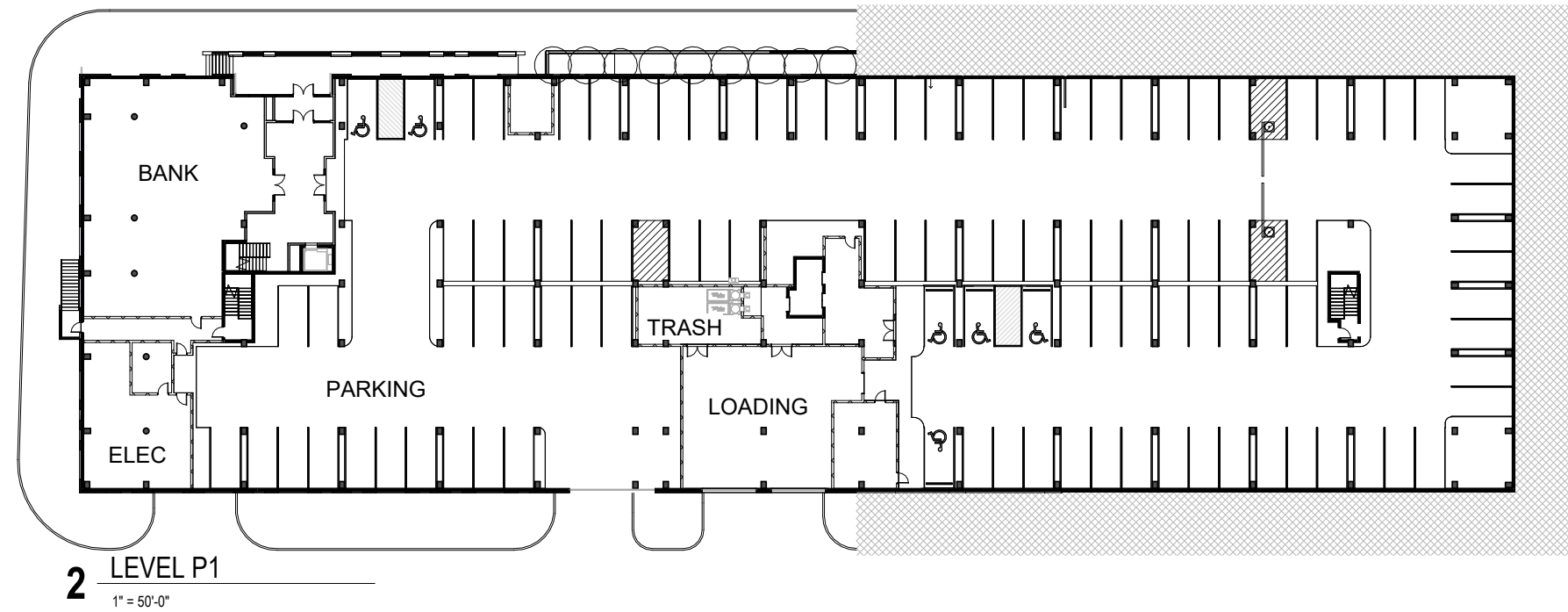
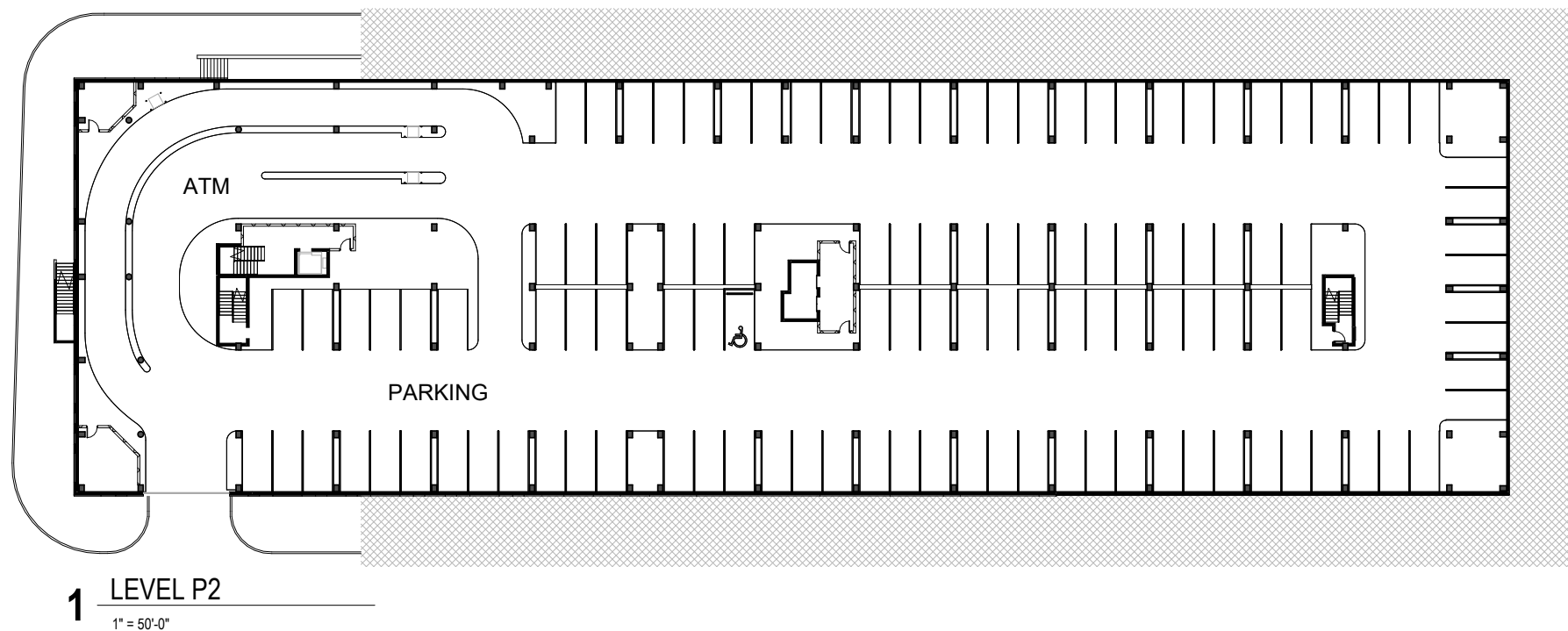
1

CITY CENTRE WEST
CITY OF FAIRFAX, VIRGINIA

SITE PLAN



NOTE: THE PLAN AND IMAGERY SHOWN AT PROJECT PLAN IS CONCEPTUAL AND MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN AND CITY REVIEW. RENDERINGS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES AND DO NOT REFLECT FINAL ARCHITECTURAL OR SITE DESIGN.



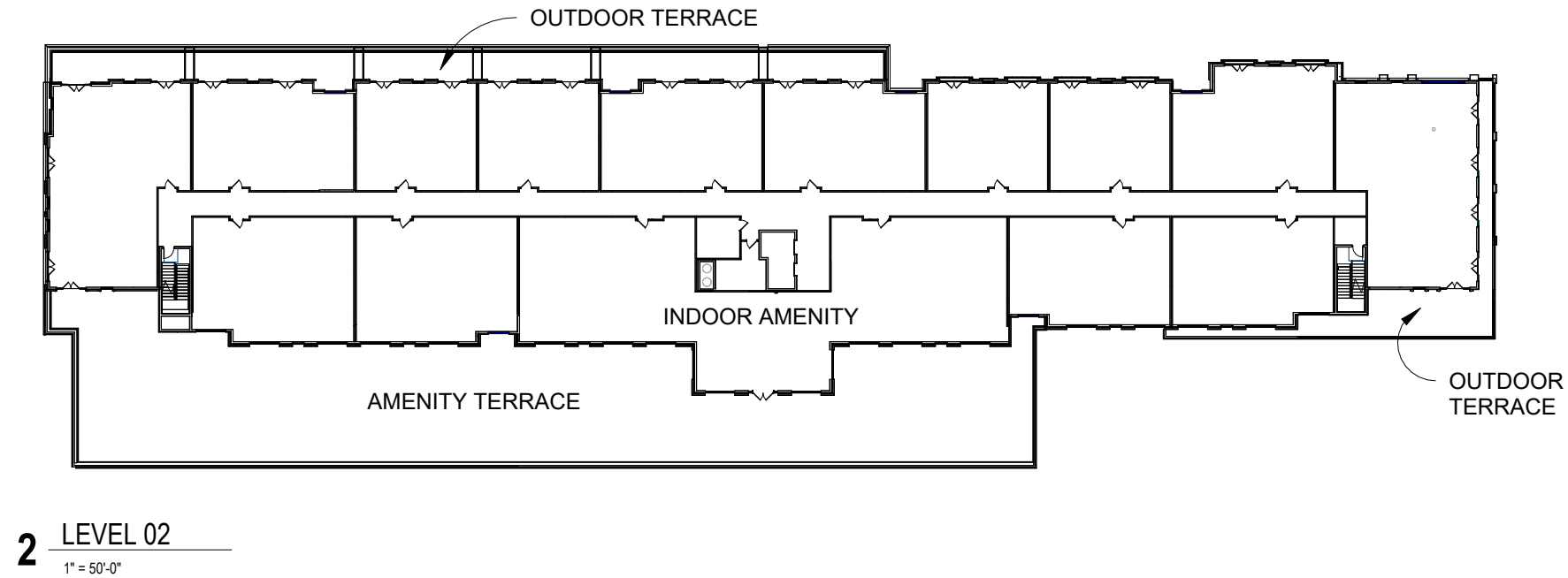
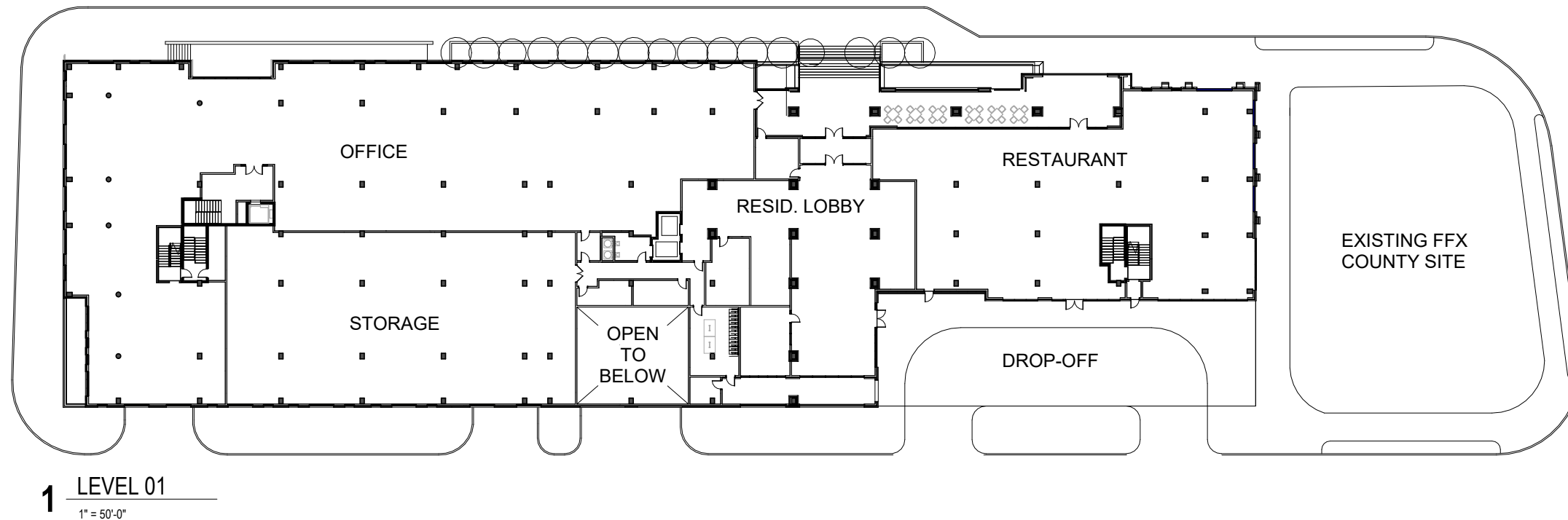
CITY CENTRE WEST

CITY OF FAIRFAX, VIRGINIA

LEVEL P1 AND P2 PLANS

2

dcs
DESIGN



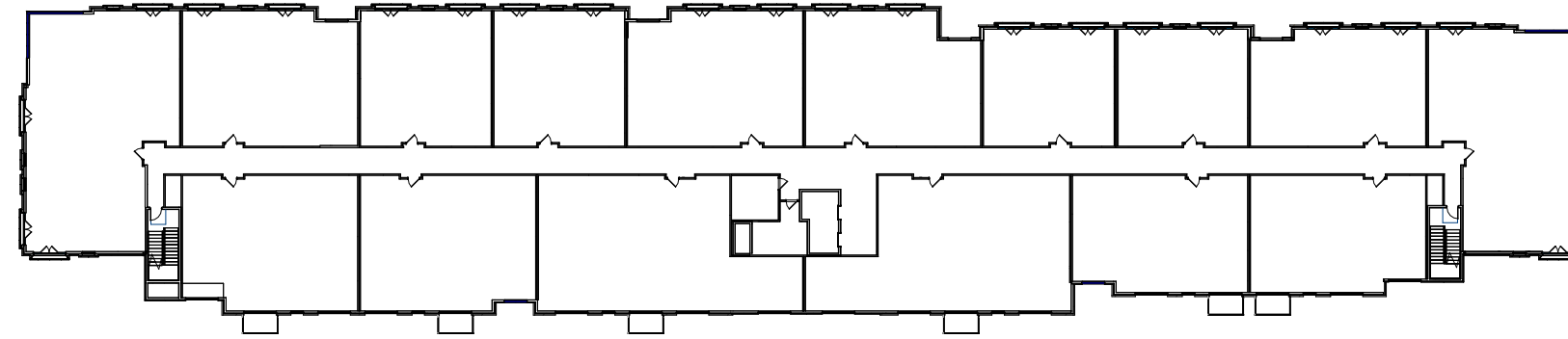
CITY CENTRE WEST

CITY OF FAIRFAX, VIRGINIA

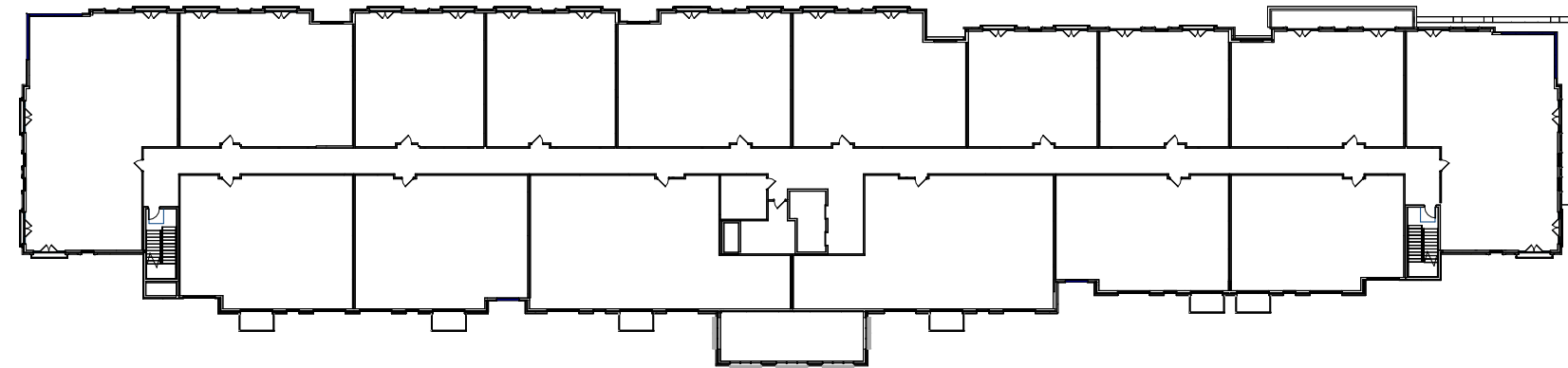
LEVEL 1 AND LEVEL 2 PLANS

3

dc
s
DESIGN



2 LEVEL 4 - 6 (TYPICAL)
1" = 50'-0"



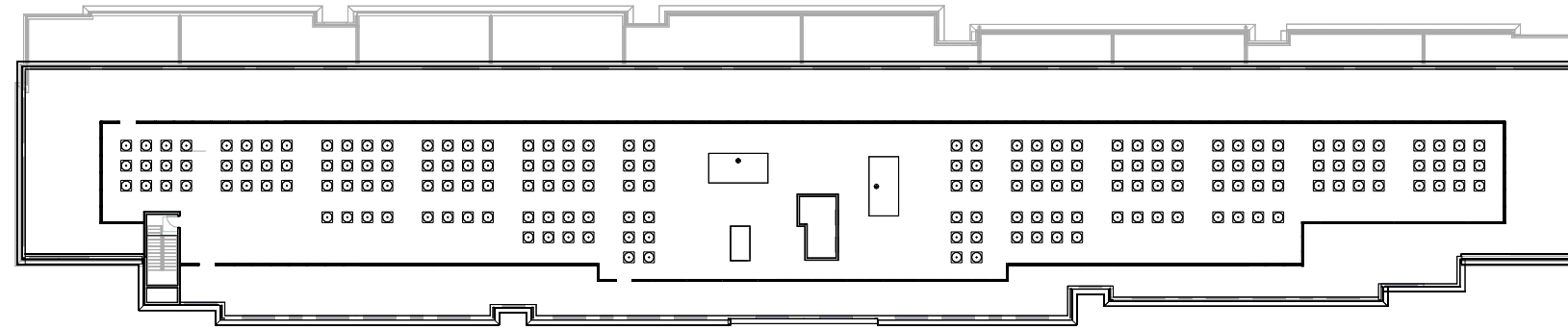
1 LEVEL 3
1" = 50'-0"

CITY CENTRE WEST CITY OF FAIRFAX, VIRGINIA

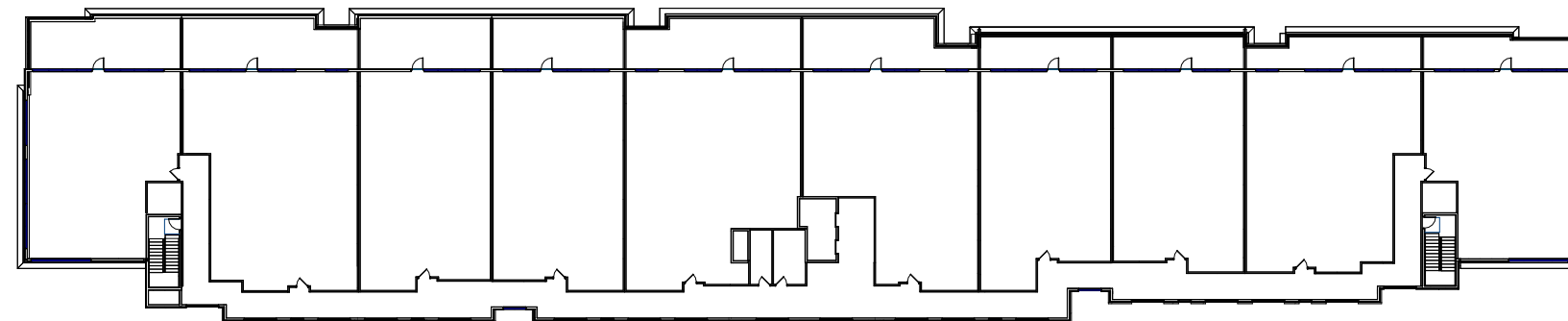
LEVEL 3 AND LEVEL 4 PLANS

4

dcs
DESIGN



2 LEVEL ROOF
1" = 50'-0"



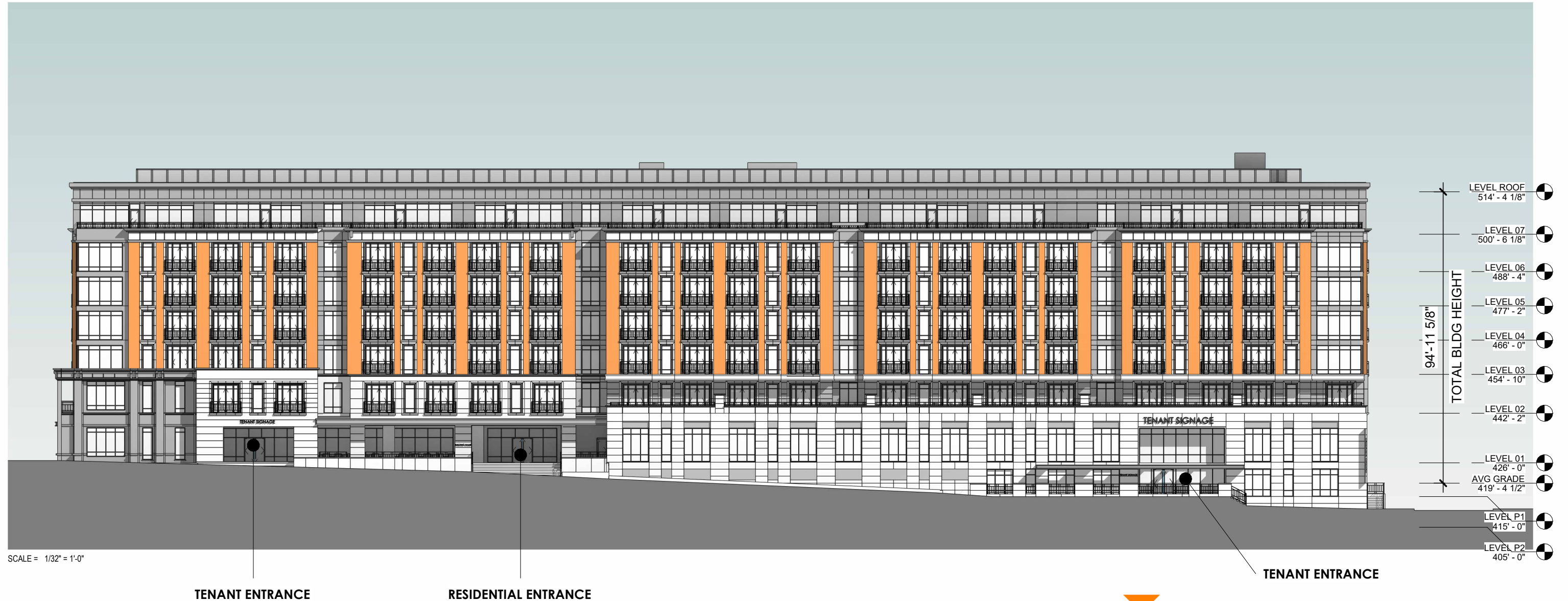
1 LEVEL 7
1" = 50'-0"

CITY CENTRE WEST CITY OF FAIRFAX, VIRGINIA

LEVEL 7 AND ROOF PLANS

5

dcs
DESIGN

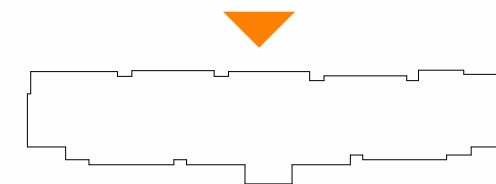


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TENANT ENTRANCE

RESIDENTIAL ENTRANCE

TENANT ENTRANCE



CITY CENTRE WEST

CITY OF FAIRFAX, VIRGINIA

NORTH ELEVATION

6

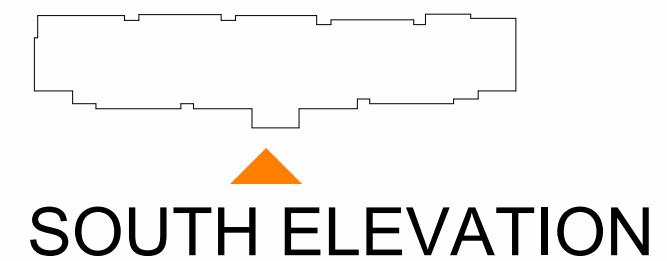
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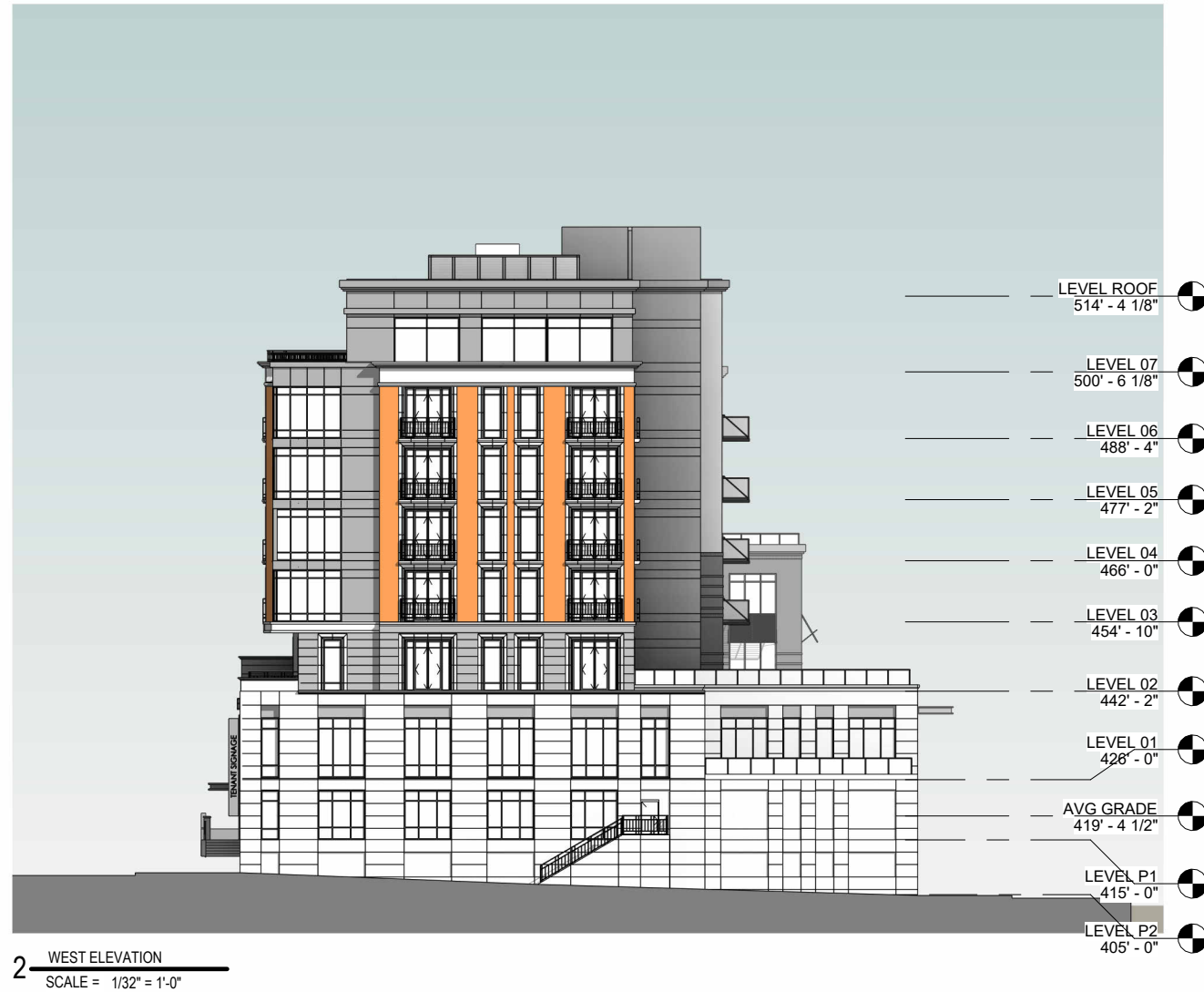
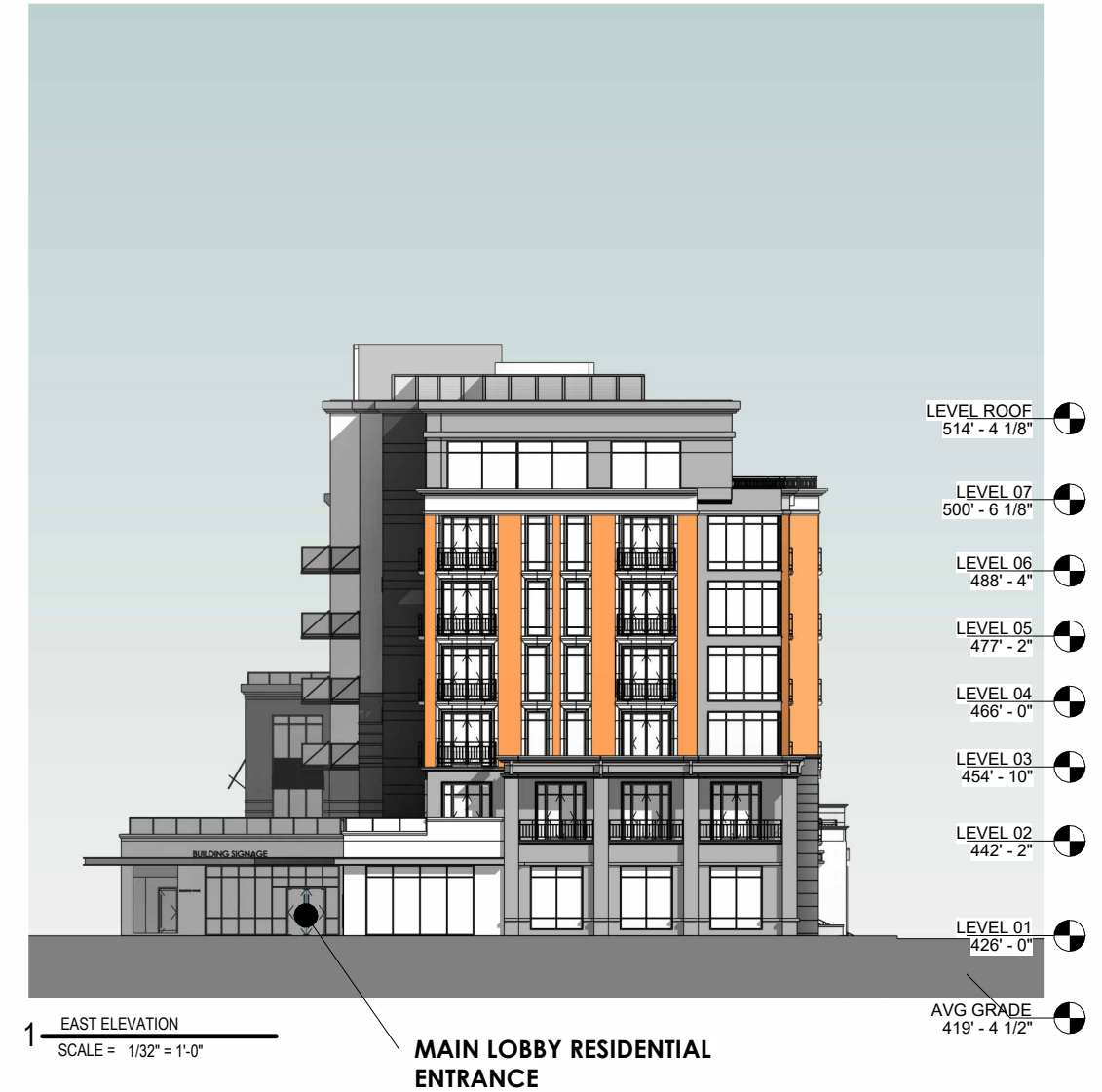
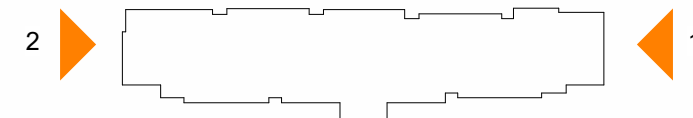
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CITY CENTRE WEST

CITY OF FAIRFAX, VIRGINIA


SOUTH ELEVATION



8

CITY CENTRE WEST

CITY OF FAIRFAX, VIRGINIA

EAST & WEST ELEVATION



STREET SECTION

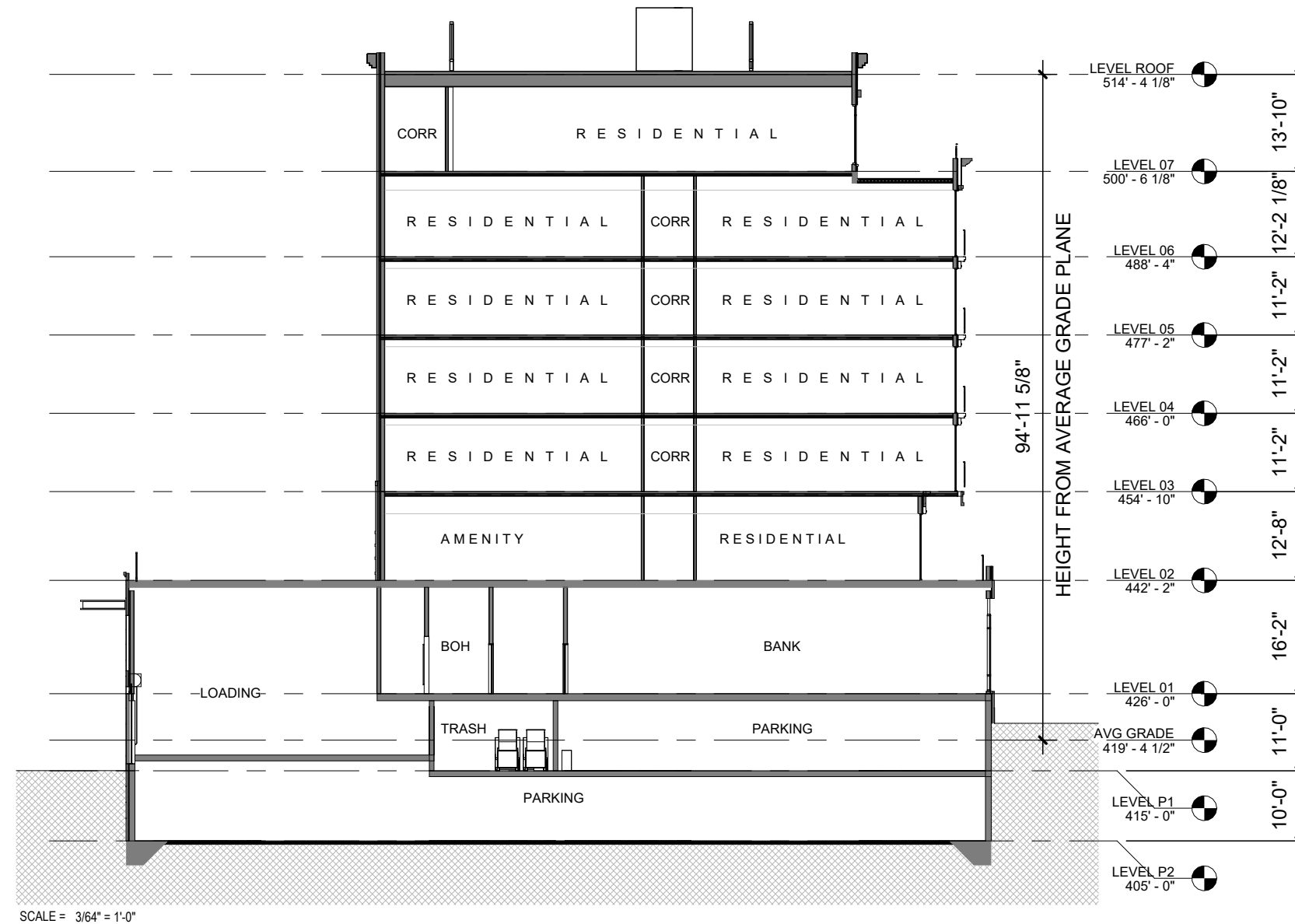
CITY CENTRE WEST

CITY OF FAIRFAX, VIRGINIA



STREET SECTION

9



CITY CENTRE WEST

CITY OF FAIRFAX, VIRGINIA

N-S BUILDING SECTION

10



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CITY CENTRE WEST

CITY OF FAIRFAX, VIRGINIA

NORTH ELEVATION RENDERING

11

dc
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DESIGN

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CITY CENTRE WEST

CITY OF FAIRFAX, VIRGINIA

SOUTH ELEVATION RENDERING

12

dc
s
DESIGN

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EAST ELEVATION



WEST ELEVATION



13

CITY CENTRE WEST

CITY OF FAIRFAX, VIRGINIA

EAST & WEST ELEVATION RENDERINGS



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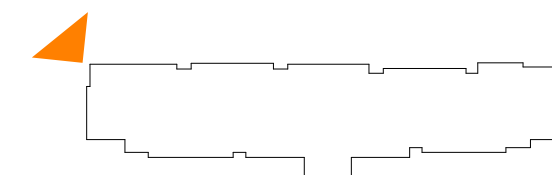


NORTHWEST CORNER PERSPECTIVE

CITY CENTRE WEST

CITY OF FAIRFAX, VIRGINIA

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RENDERINGS

14

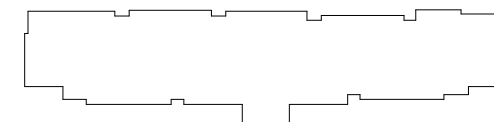
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NORTHEAST CORNER - RESTAURANT

CITY CENTRE WEST

CITY OF FAIRFAX, VIRGINIA



15

RENDERINGS



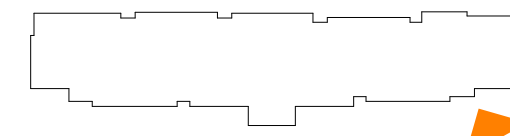
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SOUTHWEST CORNER - MAIN RESIDENTIAL ENTRANCE

CITY CENTRE WEST

CITY OF FAIRFAX, VIRGINIA



RENDERINGS

16

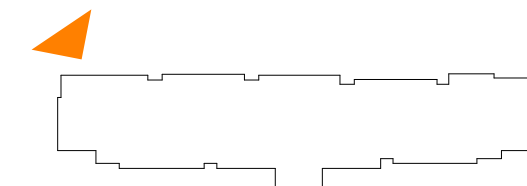
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NORTHEAST CORNER - BANK ENTRANCE

CITY CENTRE WEST

CITY OF FAIRFAX, VIRGINIA



RENDERINGS

17

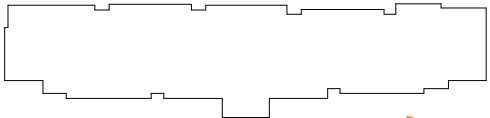




SOUTHEAST CORNER - MAIN RESIDENTIAL ENTRANCE

CITY CENTRE WEST

CITY OF FAIRFAX, VIRGINIA





RENDERINGS

18

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DESIGN



NORTHEAST - RESIDENTIAL SECONDARY ENTRANCE

CITY CENTRE WEST

CITY OF FAIRFAX, VIRGINIA



RENDERINGS

19

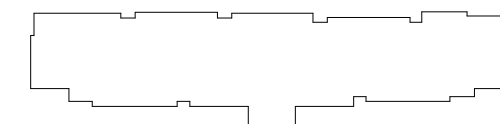




BALCONIES - SOUTH FACADE

CITY CENTRE WEST

CITY OF FAIRFAX, VIRGINIA

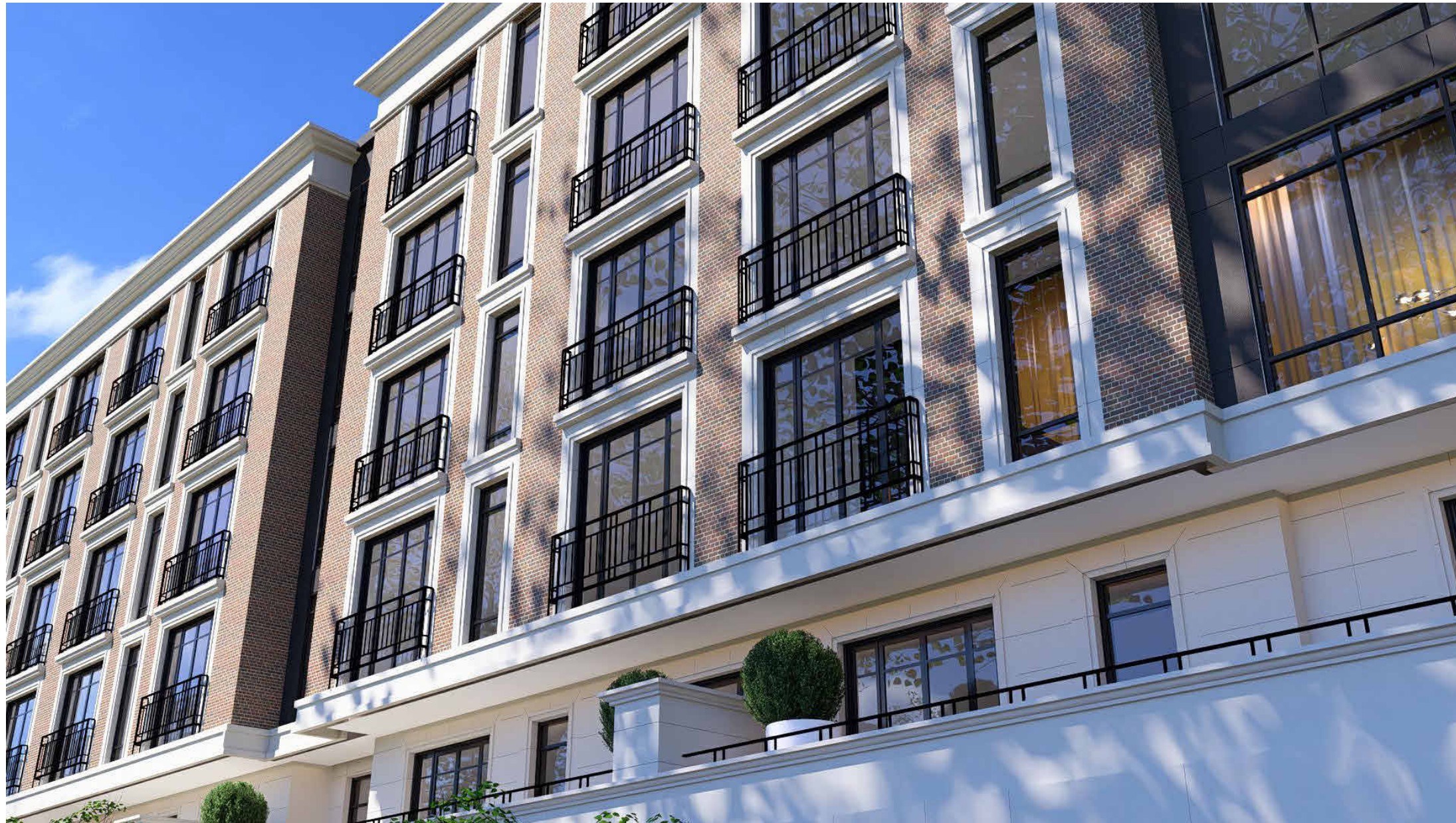


RENDERINGS

20

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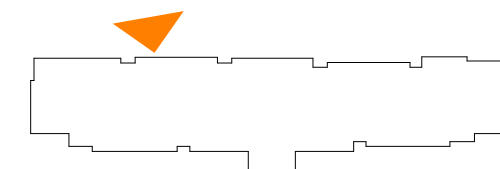
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JULIET BALCONIES AND WINDOWS - NORTH FACADE

CITY CENTRE WEST

CITY OF FAIRFAX, VIRGINIA



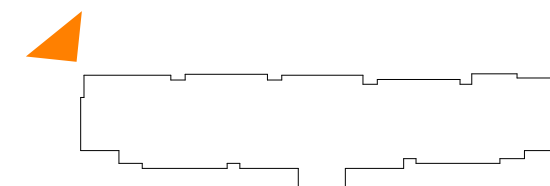
RENDERINGS



NORTHWEST CORNER PERSPECTIVE

CITY CENTRE WEST

CITY OF FAIRFAX, VIRGINIA



RENDERINGS

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