

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 – Northfax Concept Phase IV
3570 Chain Bridge Road



Meeting
Date: July 27, 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 3570 Chain Bridge Road on the west side of Chain Bridge Road, south of Northfax Street, east of Farr Avenue and Brightview Northfax Senior Living, and north of Fairfax Boulevard. The proposal would be the final phase of a Planned Development Mixed Use District (PD-M) approved in 2020. The existing townhouse development (Phase 2) has a density of 11.34 du/acre, and the senior living parcel (Phase 3) has a density of 50.89 du/acre. The existing master development plan did not approve any permanent uses for the Phase 4 parcel (requiring the filing of an amendment to the master development plan in order develop Phase 4), but identified office, retail, restaurant, residential, and hotel as possible uses. 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 one seven-story multifamily building and one upper-story mixed-use building connected by a seven-story parking garage, up to 350 multifamily units, up to 7,000 square feet of ground-floor commercial, residential amenities that may include courtyards and pool, clubrooms, a fitness center, and a dog park, garage and surface parking with approximately 450 parking spaces, two access points for ingress and egress to the parking garage with full turning movement from Northfax Street and a right-in only entrance from Chain Bridge Road leading to a one-way vehicle access to the garage. The proposal would require an amendment to the existing Master Development Plan with modifications, update to the existing commitments, and a Major Certificate of Appropriateness for architecture and landscaping.

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 has not been conducted at this time.

Pre-Application Briefing – Planning Commission

SITE DETAILS

Address: 3570 Chain Bridge Road

Current Zoning: PDM, Planned Development Mixed Use

Current Use: Undeveloped land

Future Land Use Designation: Activity Center Place Type

Site Area: 3.31 +/- acres

Number of lots: 1

Property Owners: Northfax JV LLC

Potential Applicant: MCRT Investments LLC



Existing Conditions:

- Undeveloped 3.31-acre parcel with a storm drainage culvert and associated 45-foot easement that bisects the property.

Development Concept: The concept plan shows the following elements:

- One seven-story multifamily building and one upper-story mixed-use building connected by a seven-story parking garage and surface parking.
- Up to 350 multifamily units (105.74 du/acre) resulting in an overall density of approximately 49.57 du/acre for the 10.49 acre Planned Development
- Up to 7,000 square feet of ground-floor commercial
- Residential amenities may include courtyards and pool, clubrooms, a fitness center, and a dog park
- Garage and surface parking with approximately 450 parking spaces
- Two access points for ingress and egress to parking garage with full turning movement from Northfax Street and a right-in only entrance from Chain Bridge Road
- Linear park feature along Northfax Street frontage with plantings, sidewalk and seating area

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 Master Development Plan with modifications
- Major Certificate of Appropriateness for architecture and landscaping

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:

- The Potential Applicant would need to amend the existing Master Development Plan and commitments. How does this concept plan speak to what was previously represented?
- Required to provide final 5% of open space in this phase. Previous approved plan showed open space of 15%.
- The remnant property associated with the adjacent Safford Brown Mazda should be considered for consolidation, if possible, with this phase.
- Retail frontage should occur along the front of the site on Northfax Street and Chain Bridge Road. A minimum of 20 feet from street to building for streetscape and pedestrian facilities.
- Potential for medical office adjacent to Brightview.
- Proposed height is generally consistent with the Small Area Plan, but the Potential Applicant would need to show how the proposal is compatible with the surrounding neighborhood.
- The Small Area Plan contemplates access to the site from Fairfax Boulevard. The Potential Applicant should combine access point with Brightview. No exit on Chain Bridge Road.
- Application is subject to Section 3.9 of the Zoning Ordinance – Affordable Dwelling Unit (ADU) ordinance.
- Application is subject to Section 4.2 (Off-Street Parking and Loading) of the Zoning Ordinance requirements including dimensional standards and landscaped islands.
- Application is subject to Section 4.5 (Landscaping) of the Zoning Ordinance requirements including 10-year tree canopy (PD-M/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, submission checklists.
- Application is subject to Section 6.5 (Certificate of Appropriateness) of the Zoning Ordinance for architecture and landscaping.
- Transportation Impact Statement (TIS) is required.
- Provide vehicle and pedestrian access and improvements consistent with Multi-Modal Plan. The Potential Applicant should demonstrate safe vehicle and pedestrian access, sight distance and vehicle turning movements.
- 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. Building may need to have a sprinkler system and stand piped.
- Demonstrate that stormwater management is feasible onsite. The city does not accept offsite nutrient credits in lieu of onsite stormwater management.
- 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.
- The application would be subject to Section 4.11 (Underground Utilities) of the Zoning Ordinance.

Attachments: Includes submission materials received from the potential applicant:

1. Northfax Concept Briefing Request
2. Northfax Concept Plan
3. Proposed Residential Development



Kathryn R. Taylor
[REDACTED]

**WALSH COLUCCI
LUBELEY & WALSH PC**

REVISED

June 29, 2026

Via E-Mail

Brooke Hardin, Director
Department of Community Development & Planning
City Hall Annex Room 207
10455 Armstrong Street
Fairfax, Virginia 22030

**Re: Proposed Development at Northfax West – Future Development Parcel
Project Overview and Requests for Meeting with Development Review Team
and Pre-Application Briefings**

Dear Mr. Hardin:

On behalf of MCRT Investments LLC (the “Applicant”), the contract purchaser of property located at 3570 Chain Bridge Road and identified among the City of Fairfax tax assessment records as 57-2-52-000-A (the “Property”), please accept this letter and the enclosed materials as a request for a meeting with the Development Review Team as well as subsequent pre-application briefings with both the Planning Commission and City Council to discuss the Applicant’s proposed redevelopment of this vacant parcel into an upper story residential mixed use building.

According to the City’s real estate assessment records, the Property consists of approximately 3.314 acres situated on the south side of Northfax Street in the northwestern quadrant of the Chain Bridge Road/Fairfax Boulevard intersection. Zoned to the Planned Development-Mixed Use (“PDM”) District, the Property is part of a larger assemblage of parcels that were rezoned back in 2020 to permit a phased development of 56 townhomes and a 200-unit senior living building. The plan’s fourth and final phase identified the Property as a “Future Development Parcel,” where the uses and site layout at the time of the original rezoning were *not yet determined*. While previously submitted application materials at the time discussed a potential program of approximately 25,000 square feet of commercial space, 180 residential units, and a 140-room hotel; these uses were included solely for transportation planning purposes. As part of the submitted Traffic Impact Analysis, they represented a higher-intensity development scenario for this phase used to demonstrate that the overall phased development would have a negligible impact on the surrounding transportation network.

ATTORNEYS AT LAW

[REDACTED] ■ WWW.THELANDLAWYERS.COM
2200 CLARENDON BLVD. ■ SUITE 1300 ■ ARLINGTON, VA 22201-3359
[REDACTED]

The rezoning was approved by City Council on July 14, 2020, subject to a Master Development Plan, prepared by Christopher Consultants, Ltd. and dated January 3, 2020, as amended through June 1, 2020 (the “Approved MDP”) and a Summary of Commitments dated June 23, 2020 (the “Commitments”). Although certain PDM uses were expressly excluded on the Future Development Parcel, neither the Approved MDP or the Commitments established a required mix of uses or a specific development program for the Property. Furthermore, because the potential program described above was utilized only for traffic analysis, the Approved MDP did not approve, establish, or otherwise prescribe any particular site design or layout for the Future Development Parcel to reflect that program.

At this time, the Applicant seeks to redevelop the Future Development Parcel with a new multifamily residential community with active ground-floor commercial and residential uses as well as public amenity spaces. According to the Commitments, to implement this proposed development will require an amendment to the Approved MDP for review and approval by City Council.

As illustrated on the concept plan prepared by PVEDI Architecture and dated June 29, 2026 (the “Northfax Concept”), the Applicant proposes a new residential community with two seven-story multifamily buildings connected by a seven-story precast parking garage. The garage, together with surface parking at ground level, will provide approximately 450 parking spaces. Because the recently constructed twin box culvert and associated 45-foot easement effectively bisect the site, the new residential buildings are thoughtfully designed around the easement, where the structured garage will bridge over the underground stormwater culvert with a 14-foot of clearance height. The proposed residential buildings will largely screen the garage from view from the north and south, while attractive architectural treatment of the east and west facades in combination with generous setbacks from the main building facade will reduce its visual impact from surrounding streets and break up the massing along Chain Bridge Road specifically. This design will assist to avoid the appearance of a large block development. Together, the two buildings are expected to contain approximately 330 to 350 multifamily units, including studio, one-bedroom, two-bedroom, and three-bedroom units. Additional residential amenities may include, but are not limited to, a pool, clubrooms, a fitness center, and a dog park. Two open courtyards will also be integrated as private green spaces for residents.

On the ground level of the proposed building fronting Northfax Street and Chain Bridge Road, the Applicant proposes to integrate approximately 7,000 square feet of commercial/non-residential spaces as depicted on the Northfax Concept. Where residential amenity spaces may front Northfax Street, the public streetscape will be activated with stoops, patios, and/or similar features that are intended to directly engage the sidewalk. The Applicant also proposes two access points to the structured parking garage: a full-movement entrance from Northfax Street and a right-in only entrance from Chain Bridge Road. From the Northfax Street entrance, visitor and commercial parking as well as the community’s bike storage as well as loading and trash areas will be accessed and located within this portion of the development.

To promote placemaking and connectivity within the Northfax community, the Applicant will continue the linear park design feature across its Northfax Street frontage, which will include

new native plantings and seating areas to enhance the pedestrian experience in this area. The Applicant also proposes high-quality perimeter landscaping to increase the amount of green space onsite. It is important to note that with the original rezoning and as shown on Sheet 7 of the Approved MDP, the overall phased development already satisfies the 20% open space requirement, with approximately 23% of the total assemblage, including the Future Development Parcel, designated as open space. Notwithstanding, as described above, the Applicant intends to incorporate additional, meaningful recreation and green spaces as part of this proposal beyond what has already been approved and provided.

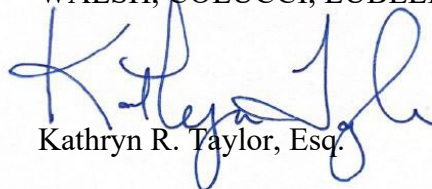
In the end, despite the site-specific challenges this Property presents related to varying grade, limited access, the extensive utility easement, and setbacks, the Applicant's proposal will positively redevelop this vacant parcel and further Northfax's transformation into the envisioned vibrant mixed-use Activity Center. The proposed development aims to expand and diversify the City's housing supply, introduce active ground-floor uses along a designated retail frontage, and extend the planned linear green to strengthen this area's connection to nature. The Applicant is committed to working with the City and the surrounding community to ensure the proposal will ultimately complement the fabric of the City of Fairfax.

I would appreciate the opportunity to schedule a meeting with the Development Review Team on Friday, June 5, followed by pre-application briefings with the Planning Commission and City Council at their earliest convenience. If you have any questions or require additional information, please do not hesitate to reach out to me.

Thank you for your assistance, and I look forward to working with staff throughout the application process.

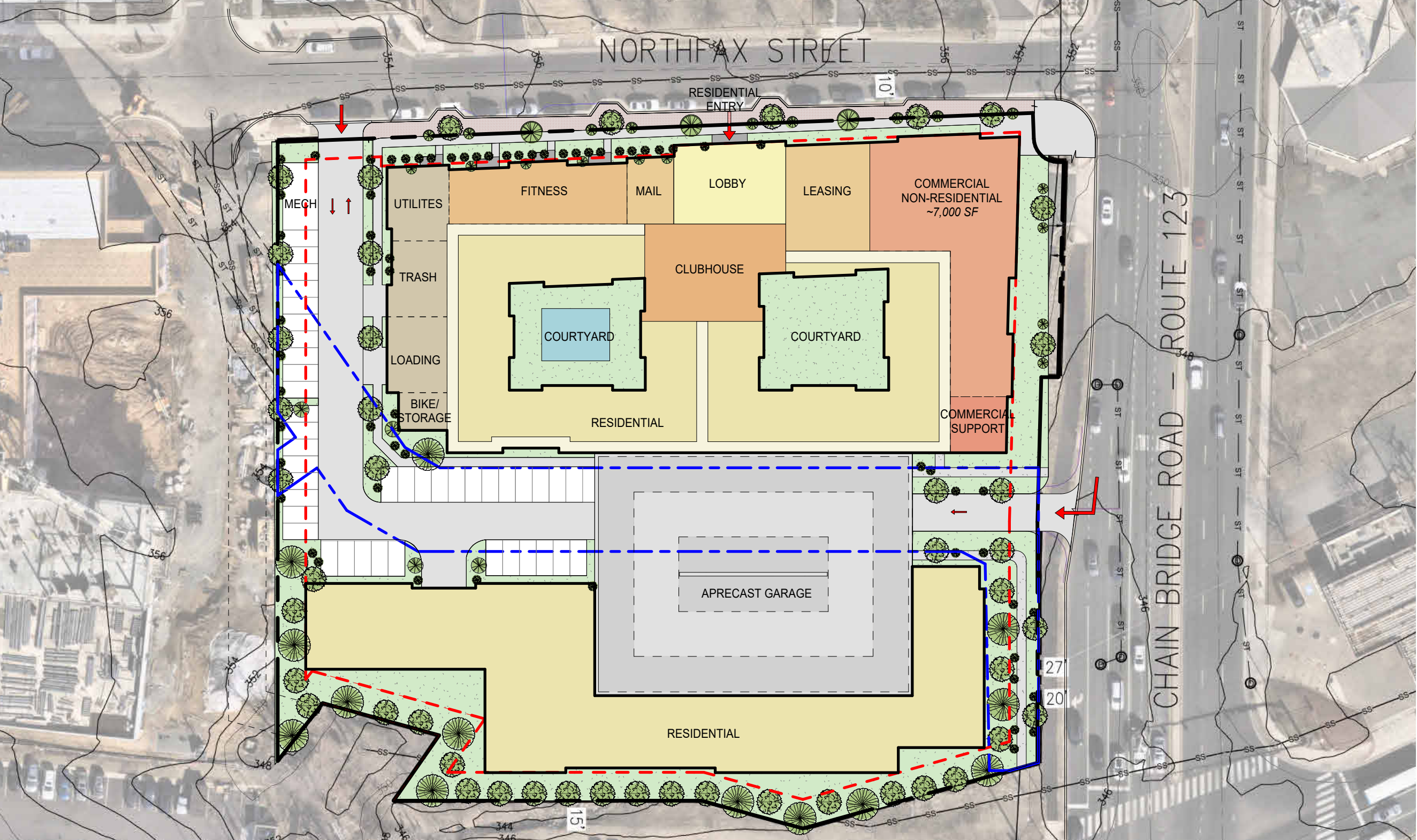
Very truly yours,

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



Kathryn R. Taylor, Esq.

cc: Jason Sutphin, Community Development & Planning
Albert Frederick, Community Development & Planning
Peter Braunohler, Mill Creek
Eli Goldman, Land Design
Vinay Ganeshan, PVEDI
Grace Bible, PVEDI



CONCEPT PLAN
1" = 50'-0"

1



PROPERTY LINE
BLDG SETBACK
EASEMENT

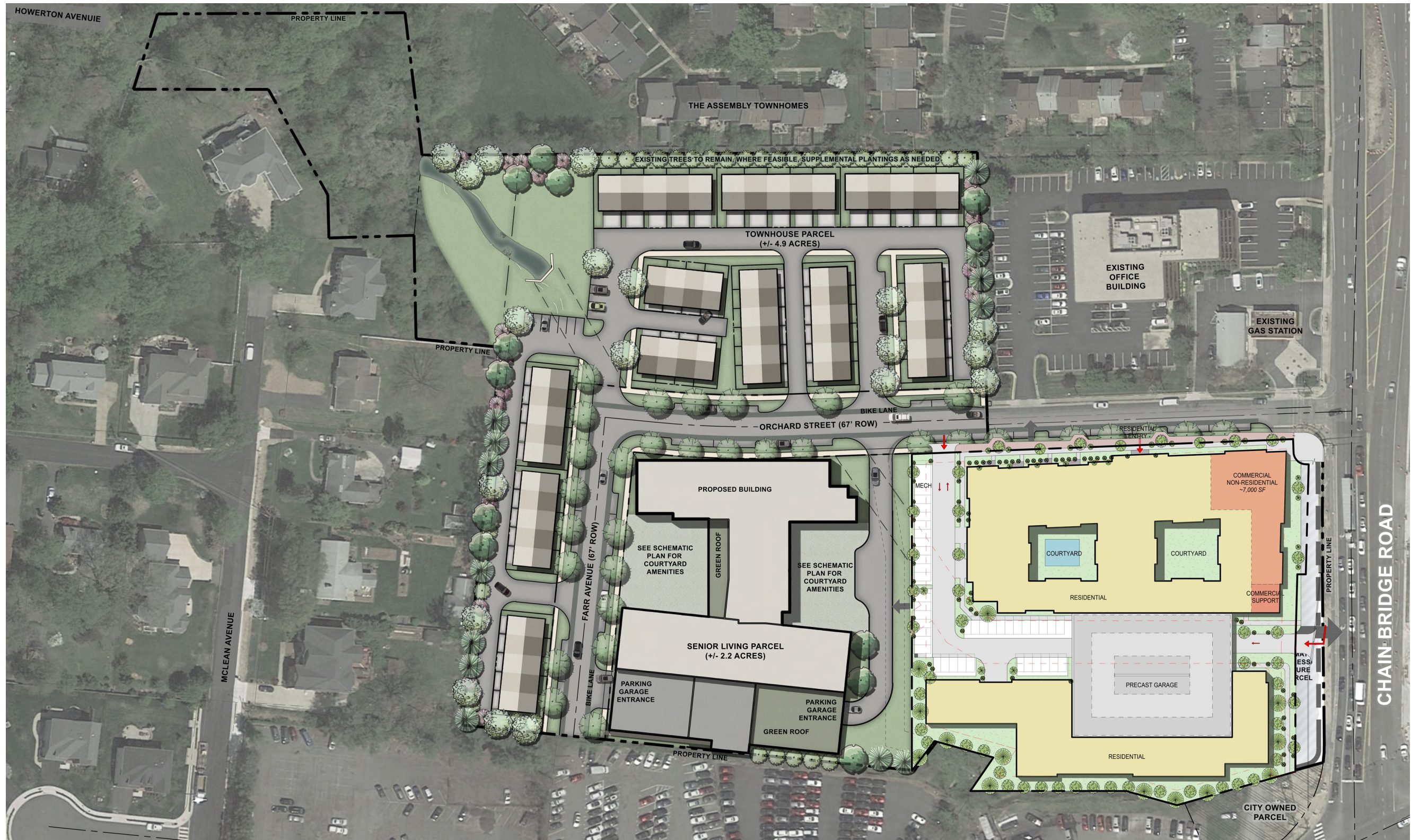


NORTHFAX
MILLCREEK RESIDENTIAL

330 PLUS APARTMENTS
7 STORIES
450 PARKING SPACES

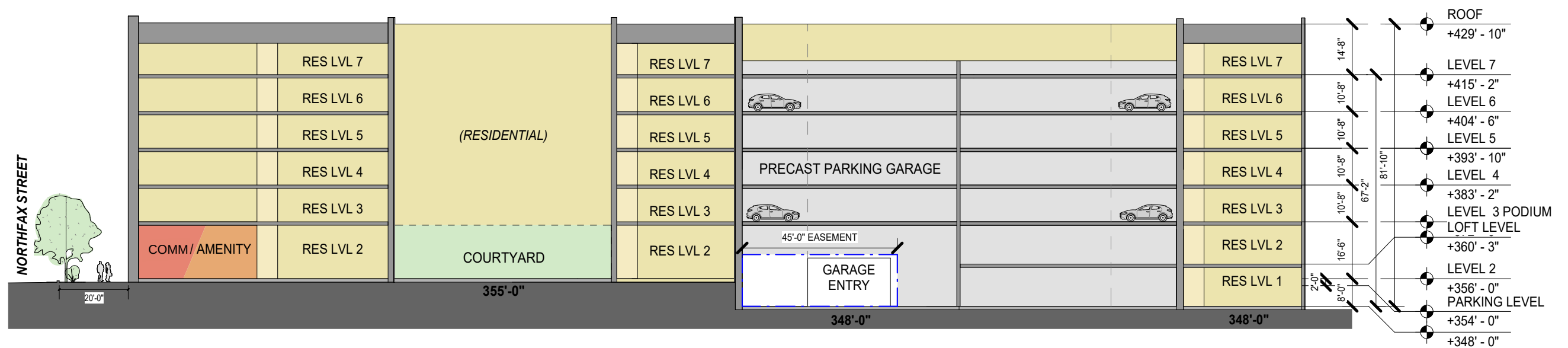
DATE:
06/29/2026

DRAWING NAME:
NORTHFAX
CONCEPT



CONCEPT PLAN
1" = 50'-0"

1



SCHEMATIC CONCEPT SECTION 1
1" = 30'-0"

The table below compares residential development in the Northfax Activity Center to the Small Area Plan benchmark estimates:

Northfax	# of units	Activity Centers Combined	# of units	Activity Centers + Outside of	# of units
SAP Benchmark Estimate	1,400	SAP Benchmark Estimate	4,700		
Under construction	430	Under construction	484	Under construction	494
Approved	0	Approved	383	Approved	383
Application under review	0	Application under review	707	Application under review	859
Pre-application	658	Pre-application	1,179	Pre-application	1,286
Total	1,088	Total	2,753	Total	3,022
Difference	312	Difference	1,947		

Project Name	Address	Status	# of units
Northfax West Townhomes	10560 Northfax Street	Under construction	56
Brightview Senior Living	10575 Northfax Street	Under construction	114
The Botanist	10306 Eaton Place	Under construction	260
Northfax Chain Bridge	3575 Chain Bridge Rd, 10464-10480 Fairfax Blvd	Pre-application	271
Fairfax Professional Building	3541 Chain Bridge Road	Pre-application	37
Northfax West Phase IV	3570 Chain Bridge Road	Pre-application	350