



City of Fairfax, Virginia
City Council Work Session

**PRE-APPLICATION
DEVELOPMENT DISCUSSION**

Agenda Item # 1b

City Council Meeting: 09/01/2026

TO: Honorable Mayor and Members of City Council

FROM: Daniel C. Alexander, City Manager *Daniel C. Alexander*

SUBJECT: Pre-Application Briefing – Potential Redevelopment of Circle Gateway, 3226–3250 Blenheim Boulevard (Aksoylu Properties LLC) to develop an upper-story residential mixed-use building with ground-floor commercial space and up to 261 multifamily dwelling units.

SUMMARY: The intent of this pre-application briefing is to receive initial feedback on a design concept from the City Council before proceeding with an official application. The site is located on the west side of Blenheim Boulevard, south of Fairfax Boulevard, north and east of Fairfax Circle Shopping Center, and west of The Home Depot and Old Pickett Road. The concept plan proposes to develop an upper-story residential mixed-use building with up to 16,530 sq. ft. of ground-floor commercial and up to 261 multifamily dwelling units in a proposed 11-story building on 1.64 +/- acres.

**COMPREHENSIVE PLAN
EVALUATION:** Activity Center Place Type

POSSIBLE USES FOR SITE: Multifamily and Commercial

TRAFFIC IMPACT: To Be Determined

REQUESTED HEIGHT: Eleven stories

DENSITY (IF APPLICABLE): 159 du/acre

ADJACENT PROPERTIES: North – Commercial
South – Commercial
East – Commercial
West – Commercial

RESPONSIBLE STAFF/POC: Albert Frederick, Senior Planner
Jason Sutphin, Community Development Division Chief
Brooke Hardin, Director, Community Development & Planning *Brooke Hardin*

ATTACHMENTS: Briefing Request
Concept Plan

Pre-Application Briefing – City Council

SITE DETAILS

Address: 3226 & 3250 Blenheim Boulevard

Current Zoning: CR Commercial Retail in Architectural Control Overlay District (ACOD)

Current Use: Retail

Comprehensive Plan Future Land Use Designation: Activity Center Place Type

Site Area: 1.64 +/- acres

Number of lots: 2

Property Owners: Woodbridge Commons, LLC

Potential Applicant: Don Earl Stedham for Aksoylu Properties, LLC



Development Concept:

The concept plan shows the following elements:

- A mixed-use building with up to 261 multifamily apartments and 16,530 sq. ft. of ground-floor commercial in an 11-story building
- Max. height of approximately 118 feet
- 460 +/- total parking spaces within 5 levels of structured parking
- 24-foot-wide private drive
- Stormwater management system may include filtration and green roof systems

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

- Rezoning from CR Commercial Retail to CU Commercial Urban
- Special Use Permit for upper-story residential/mixed-use building
- Special Exceptions for height and density
- 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 applicant.

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

- Consistency with Fairfax Circle Small Area Plan and Multi-Modal Transportation Plan
- Zoning requirements for CU Commercial Urban
 - Maximum density of 20 du/acre (24 du/acre – Affordable Dwelling Unit)
 - Maximum height of 5 stories/60 feet
 - 50% build-to line with 15-foot maximum front setback
 - Maximum building coverage – 80%
 - Maximum lot coverage – 100%
 - Tree Canopy Requirement – 10%
- Parking Requirements
 - Upper story residential/mixed use buildings: 1.25 spaces per efficiency unit; 1.5 spaces per 1 bedroom unit; 2 spaces per 2 or more bedroom units
 - Retail/Restaurants: 1 space per 200 sq. ft. of floor area
- Affordable Dwelling Units (minimum requirement of 6%) – 16 units
- Transportation Impact Study (TIS) is required.
- As shown in the Small Area Plan, build or stub out street connection to the west towards Campbell, and/or provide cross-property access easement to allow future construction of this connection.
- No sidewalk on the north/west side of the new street.
- Will likely need to replace or significantly modify signal at Blenheim/Old Pickett, bringing it up to current specs but especially looking at how the signal design works with the new road going under the building at the intersection.
- Potential concerns about the dual garage/loading entrances on the west side of the building – entrances are close together (15' instead of the 50' PFM requirement) and may conflict with shopping center surface parking (adjacent parking spaces, traffic routing through the parking lot to/from Fairfax Blvd).
- Reconsider the location for the proposed bus shelter (currently shown in the back corner of the building).
- The 5-foot sidewalk along the south side of the building looks uncomfortable (squeezed between the building and the parallel parking). Also, how will this side of the building be activated if the Spring Street Connection is built? It looks like it's just the blank wall of the parking garage.
- Provide on-site stormwater management and best management practices.
- Reduce impervious surface to meet stormwater management requirements.
- Provide a sanitary sewer capacity study with narrative.
- Provide fire and emergency management access.
- Minimum road width to accommodate emergency vehicles.

Planning Commission Comments: At the July 13, 2026 meeting, the Planning Commission provided the following feedback:

- Consistency with Small Area Plan and Multimodal Plan
- Height is a concern but could be mitigated by potential rooftop restaurant and public spaces overlooking Accotink Creek
- Sidewalk and street connectivity
- Spring Street Extension should be an active street
- Fire access around the site, private street width and openings for parking garage
- Private vs. public street

- Loss of commercial square footage
- Safety concerns with access to parking garage
- Proposal lacks green space and tree canopy
- Traffic Impact Study, on-site parking and traffic signal light at Old Pickett Road
- Proximity to metro station and CUE is a benefit

Attachments: Includes submission materials received from the potential applicant:

1. Briefing Concept Plan

Circle Gateway Pre-Application Briefing Introduction

A. Owner/Applicant/Developer:

Woodbridge Commons, LLC (the “**Owner**”, “**Applicant**”, and “**Developer**”) is an affiliated company of the Aksoylu family of properties (“**Aksoylu Properties**”). Aksoylu Properties is a regional full-service real estate firm located in Northern Virginia whose roots can be traced back to the 1980s and is a fully integrated firm capable of acquiring, developing, constructing, financing, and operating an array of assets spanning the mixed-use, office, retail, residential, and industrial sectors. The Owner purchased the subject property in July of 2022.

B. Existing Conditions:

The property consists of two parcels whose addresses are 3226 and 3250 Blenheim Boulevard, Fairfax, VA 22030 and total 1.64 acres (the “**Property**”). There are two buildings on the Property whose construction can be traced back to the 1960s. The Owner has currently leased each building to a home furnishings retailer, HomeTrends, and a cabinetry showroom, Class Design Cabinetry. The Owner has the ability to terminate these leasehold interests to support the proposed development and its timing.

The Property is located in the southwest quadrant of the Fairfax Circle area at the intersection of Old Pickett Road and Blenheim Boulevard and is currently zoned Commercial Retail (CR). The Property is surrounded by commercial uses to the North, South, East, and West. The Property is designated as an Activity Center place type by the Comprehensive Plan (the “**Plan**”) and more specifically, is located within the Fairfax Circle Small Area Plan bounds (the “**SAP**”).

C. Proposed Development:

The proposed development consists of razing the existing aged buildings noted above that, while serviceable, are approaching the end of their useful life and do not align themselves with the shared vision of the Owner, community, and City of Fairfax (the “**City**”), as adopted in the SAP. In their stead, the Owner proposes to design, entitle, construct, and operate a vibrant, vertically mixed-use building (the “**Building**”) characterized by (i) pedestrian-oriented, street-front retail; (ii) a mix of both affordable and market rate multifamily apartments; (iii) off-street parking that includes both subterranean and superstructure facilities; and (iv) a new private street (the “**New Private Street**”) that bisects the Property to create a grid of streets that can link Old Pickett Road to Campbell Drive as well as promoting a “gateway” design feature that invites the community into what will be a reinvented Fairfax Circle experience.

The Building design displays a contemporary urban architectural style as informed by its clean lines and rectilinear forms with large glass curtain wall sections. The design relies on its form, proportion, and materials rather than ornamental or decorative detail. Contrasting materials and vertical façade articulation breaks up the massing while creating a human-scale rhythm. The balconies and recessed windows add depth and visual interest to its presentation. Accentuated floor height, glazing systems, and streetscape improvements at the street level promote energy, “user generated content”, and activity necessary for a vibrant retail offering. At the center of it all is the curvilinear “gateway” that will lead local and regional guests to a more immersive experience in this mixed-use district as envisioned in the SAP. The Building consists of eleven (11) stories with an overall height of approximately 118' 10". The overall total Floor Area, as defined in the Zoning Ordinance, is 322,136 SF. The Building includes five (5) levels of structured off-street parking in which two (2) of those levels are subterranean all of which houses four hundred sixty (460) spaces. There is 16,530 SF of street front retail. There are 261 multifamily homes dispersed on floors 4 through 10 and in which 6% (equating to 16 units) of those units shall be designated as Affordable Dwelling Units (“**ADUs**”).

The proposed development is not a reaction to the SAP as it serves as both a cornerstone and catalyst in satisfying the stated goal of creating “an economically vibrant mixed-use village to live, work, and play” in the southwest quadrant. The proposed development, to include (i) the Building layout; (ii) the Building orientation; (iii) the New Private Street that connects to Old Pickett Road and will eventually lead to Campbell Drive; (iv) upgrading the storm water management facilities and best management practices; (v) reducing the impervious area of the Property; (vi) streetscape improvements along Blenheim Boulevard that supports both pedestrian and bicycle movement; (vii) the placement of overhead power lines along Blenheim Boulevard underground; (viii) an off-street structured parking facility with both subterranean and superstructure features; and (ix) a vibrant mix of uses with a flexible commercial frontage along Blenheim Boulevard.

One of the goals of the SAP is to “create a sustainable neighborhood link to the Accotink Creek.” In short, the proposed development adopts measures that reduces the volume of stormwater that leaves the Property and improves the quality of the stormwater that does discharge downstream by (i) reducing the impervious area; (ii) introducing green roof systems; (iii) installing SWM filtration systems; (iv) constructs a Shared Use Path along the entire Property frontage of Blenheim Boulevard that promotes both pedestrian and bicycle use; (v) the construction of a bus shelter to support the existing CUE Bus Stop; and (vi) the pursuit of the United States Green Building Council's (the “**USGBC**”) LEED certification, or other nationally recognized third-party certification reflecting that adoption of sustainable building design, construction methods, and operations.

The Applicant's proposal requires several land use applications to comply with the guidance set forth in the SAP to include a Zoning Map Amendment to rezone the Property from the CR District to the CU District. The proposal is consistent with the stated purpose of the CU District, which was established to provide for urban, mixed-use developments. The proposal will also require a Special Use Permit to allow for upper story residential/mixed use in

the CU District as well as Special Exceptions to address the geometric constraints of the Property while meeting the stated goals within the SAP.

In closing, the Applicant is excited to continue its work with the City, community, and the market to bring to life a vibrant mixed-use village. The proposed mix of uses to include multifamily apartments and ground floor commercial all supported by off-street structured parking, are critical to the creation of a "major retail and residential hub of the City of Fairfax. Fairfax Circle is a gateway to the Metro, regional trail system, and region." The existing car reliant single-use development characteristic of the mid-twentieth century is not responsive to the implementation of the varied forms of transportation now available. The combination of the proposed uses will create a sense of belonging, distinction, foster activity throughout the day and evening, reduce single-use peak traffic, revitalize and sustain our environment, as well as strengthen the City's commercial tax base.

Very Respectfully,

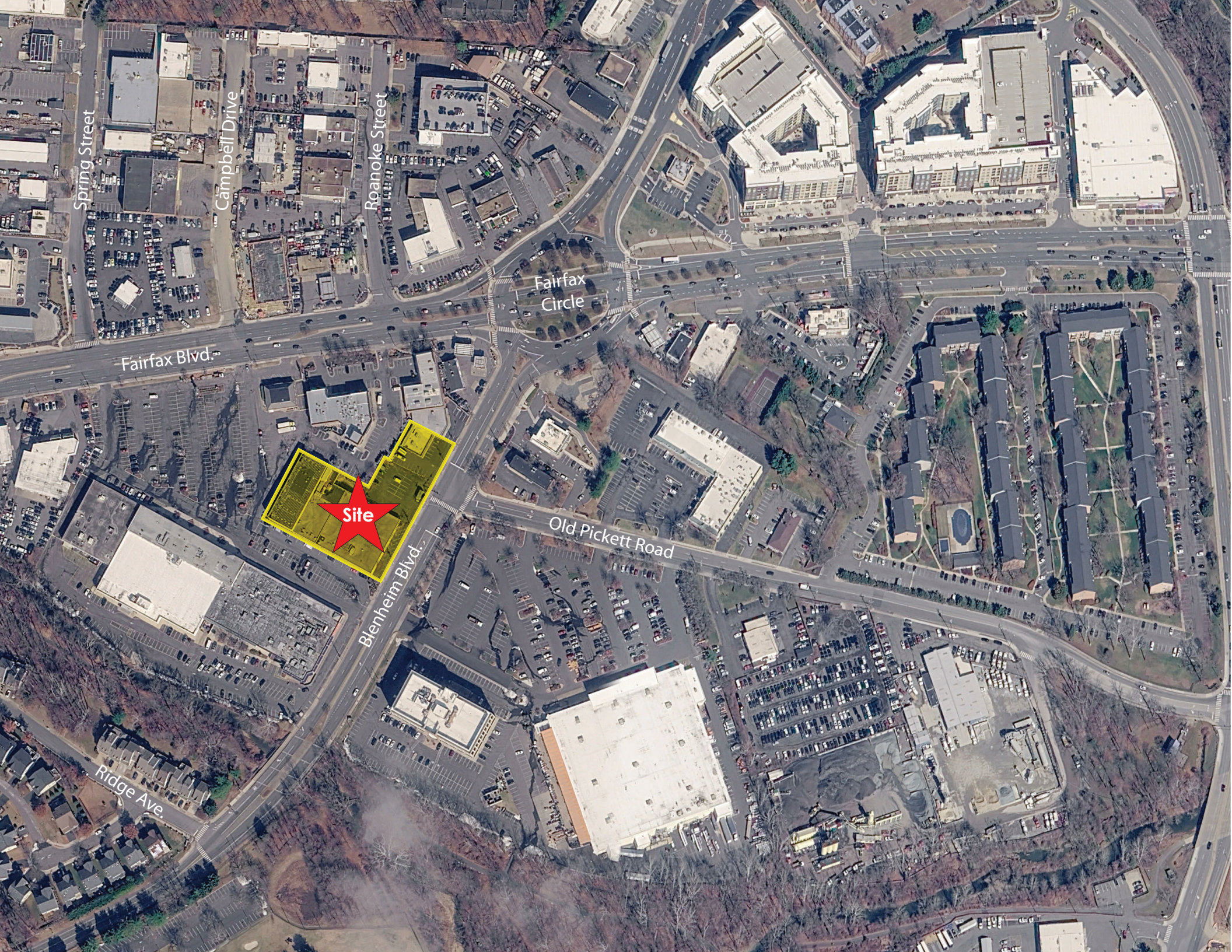
A handwritten signature in black ink, appearing to read 'DESL' with a stylized flourish at the end.

Don Earl Stedham
Authorized Agent for Owner

Enclosure (1)

Circle Gateway Site Location Plan

(attached)



Spring Street

Campbell Drive

Roanoke Street

Fairfax Circle

Fairfax Blvd.

Site

Blenheim Blvd.

Old Pickett Road

Ridge Ave.

Enclosure (2)

Circle Gateway Building Renderings

(attached)







Enclosure (3)

Circle Gateway – Floor 01

(attached)

Enclosure (4)

Circle Gateway – Floor 04

(attached)

