



City of Fairfax, Virginia
City Council Work Session

**PRE-APPLICATION
DEVELOPMENT DISCUSSION**

Agenda Item # 1c

City Council Meeting 9/2/2025

TO: Honorable Mayor and Members of City Council

FROM: Bryan D. Foster, City Manager 

SUBJECT: Pre-Application Briefing on Fairfax Square Professional Center (9840-9946 Main Street).

SUMMARY: The concept plan proposes a phased mixed-use development that would retain the existing five-story office building and existing bank, while replacing the remaining commercial buildings with four new commercial buildings (for a net increase in commercial square footage); add four residential buildings with approximately 300 total multifamily units, including 44 affordable units in a single building. This concept plan does not include the existing Fairfax Square Apartments.

**COMPREHENSIVE PLAN
EVALUATION:** Commercial Corridor Place Type

POSSIBLE USES FOR SITE: Multi-family, office, Retail, and Restaurant

TRAFFIC IMPACT: TBD

REQUESTED HEIGHT: Maximum of five stories

DENSITY (IF APPLICABLE): 28 +/- du/acre

ADJACENT PROPERTIES: North – Fairfax Square Apartments (Multi-family)
South – Auto Sales and Fairfax County Maintenance Facility
East – Fairfax Square Apartments (Multi-family)
West – Main Street Center (Retail/Restaurants)

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

ATTACHMENTS: Fairfax Square Professional Center Briefing
Fairfax Square Professional Center Statement of Justification
Fairfax Square Professional Center Concept Plan
Presentation

Pre-Application Briefing – City Council

SITE DETAILS

Address: 9840-9946 Main Street

Current Zoning: CR Commercial Retail

Current Use: Non-Residential Uses

Future Land Use Designation: Commercial Corridor

Site Area: 10.47 +/- acres

Number of lots: 3

Property Owners: Belleau Wood Inc. c/o Van Metre Companies

Potential Applicant: Van Metre Companies



Existing Conditions:

- 12 buildings with approximately 129,265 square feet of retail, office, medical, personal services, and religious institution uses.

Development Concept: The concept plan shows the following elements:

- Phased mixed-use development that would retain the existing five-story office building (9900 Main Street) and existing bank (9910 Main Street), while replacing the remaining ten commercial buildings with four commercial buildings (61,000 square feet) along Main Street.
- Addition of four residential buildings with up to 300 multifamily units located behind the commercial buildings, including one building with 44 affordable dwelling units (15% of the units) (app. 28 dwelling units per acre).
- Three existing vehicle access points will remain as the Applicant plans to add a new shared use path, landscaping and bus shelter on Main Street.

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

- Comprehensive Plan Amendment from Commercial Corridor Place Type to Mixed-Use Place Type
- Rezoning from CR Commercial Retail to PD-M Planned Development Mixed-Use
- Master Development Plan with modifications
- Modification to the Affordable Dwelling Unit Ordinance
- 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:

- Requires a Comprehensive Plan Amendment from Commercial Corridor Place Type to Mixed-Use Place Type (supports up to 48 dwelling units per acre). The site has been identified as Comprehensive Plan Parcel Specific Considerations. Mixed-Use Place Type supports a maximum height of five (5) stories and buildings should be located near the front property lines with parking to side, rear or within structured parking. Redevelopment of this site should include residential uses with no net loss in the commercial floor area.
- Recommended rezoning from CR Commercial Retail to PD-M Planned Development District
- Section 3.8 (Planned Development Districts) of the Zoning Ordinance includes a master development plan, phasing plan and open space plan.
- As currently proposed, the applicant would need to apply for an Affordable Dwelling Unit Modification to request relief from the requirement to intersperse units, among potential other requests to modify the provisions of Section 3.9 (Affordable Dwelling Unit) of the Zoning Ordinance.
- Section 4.2.5 (Parking Study) of the Zoning Ordinance requires a shared parking study to be submitted to the Zoning Administrator to reduce the required parking.
- 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. Each phase should demonstrate safe vehicle and pedestrian access, sight distance and vehicle turning movements. Bus shelter is recommended on Main Street.
- Prefer surface parking behind buildings instead of adjacent to Main Street consistent with Comprehensive Plan or provide a justification.
- Provide fire and emergency management access.
- Recommend stormwater management for the entire development rather than piecemeal for each phase. 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 existing development is served by 8-inch sewer and continues approximately 2/3-mile to the north until it connects to the trunk main at Daniels Run.
- Show that the proposed grading can convey the 100-year overland relief without impact to surrounding structures, including providing a map showing 100-year flow with directional arrows. Provide a statement that no surrounding structures will be negatively impacted by 100-year flow.
- The application will be subject to Section 4.11 (Underground Utilities) of the Zoning Ordinance. Based on the phased demolition plan provided, Staff recommend that the Applicant engage the utility providers to review how services are delivered to the existing buildings and how the demolition of early phase buildings may affect service to remaining buildings.
- The Applicant should facilitate public outreach with surrounding neighbors.

Planning Commission Comments: At the July 14, 2025 meeting, the Planning Commission provided the following feedback:

- Historic precedent for phasing like this
- Tenant retention
- Explanation of building layout
- Parking to the side/rear vs the front
- Landscape buffer and 10-foot sidewalk at a minimum
- Provide a photometric plan with streetlights (internal and external streets)
- On-site gathering spaces and amenities
- Connection to parcel/shopping center to the west
- Improvement to current design and density may be warranted
- Removing parking and adding open space makes sense
- Concern over Affordable Dwelling Unit (ADU) modification
- Overall, good concept and matches the vision of the Mixed-Use Place Type

Attachments: Includes submission materials received from the potential applicant:

1. Fairfax Square Professional Center Statement of Justification
2. Fairfax Square Professional Center Concept Plan

**Fairfax Square Professional Center
Rezoning to Planned Development Mixed-Use
Statement of Support
June 26, 2025**

Belleau Wood Inc., on behalf of Van Metre Companies (“**Van Metre**”) is the owner of Fairfax Square Professional Center (the “**Property**” or “**Fairfax Square**”), which is located on 10.47 acres at the end of Burke Station Road, fronting along Main Street in Fairfax City. The Property is more particularly identified as tax parcels 58-3-02-013A, 48-3-14-002B, and 58-3-02-013C and features 12 existing buildings with 130,000 square feet of a variety of commercial uses. Van Metre is seeking approval to allow for the redevelopment of the Property with new commercial buildings along Main Street and residential buildings behind to create a more diverse, vibrant mixed-use development.

Applicant Overview

Van Metre is a highly regarded real estate developer and builder that has provided quality homes in the Northern Virginia region since 1955. Headquartered at the 9900 Main Street office building since 2007, Van Metre continues to actively own and manage the commercial campus, which it originally constructed between 1978 and 1982. As the long-term owner, Van Metre is committed to redeveloping the Property to better align with the vision of the City’s updated 2035 Comprehensive Plan (the “**Plan**”).

Property Background and Description

As noted above, the Property fronts Main Street and is directly across from the terminus of Burke Station Road. It is presently improved with 12 buildings comprising 130,000 square feet of commercial, office, medical, personal services, retail, and church uses. The Fairfax Square Apartments, also constructed and managed by Van Metre, border the Property on two sides, directly to its north and to the east, while the Main Street Center retail center is located to the Property’s west and various other commercial uses are directly across Main Street to the south.

Zoning and Comprehensive Plan Designation

The Property is zoned Commercial Retail (“CR”), the City’s primary commercial zoning district that governs many properties along Main Street and within Old Town Fairfax. The Property is not subject to any zoning overlay districts.

Although the Property is designated as the Commercial Corridor place type by the Plan, it is also identified as Parcel Specific Consideration #2, which recommends the Property be considered for designation under the Mixed-Use Place Type. The Mixed-Use Place Type contemplates a complementary mix of commercial, multifamily and single-family residential, public and civic, and open space uses. Accordingly, the Property is uniquely positioned for mixed-use redevelopment and the Applicant’s proposal would blend new residential buildings with the adjacent Fairfax Square apartments and surrounding neighborhoods while introducing brand-new retail and commercial space along a commercial corridor.

Proposal

Consistent with the redevelopment potential recently endorsed by the Planning Commission and City Council for the Property, Van Metre is proposing to replan and rezone the Property to allow a mixed-use development to replace the aging commercial center. The proposal seeks to replan the Property to the Mixed-Use Place Type to allow for the maintenance of the Property's commercial space while introducing new residential uses as called for in Parcel Specific Consideration #2. The proposal also seeks to process a concurrent rezoning to the PD-M, Planned Development Mixed Use District.

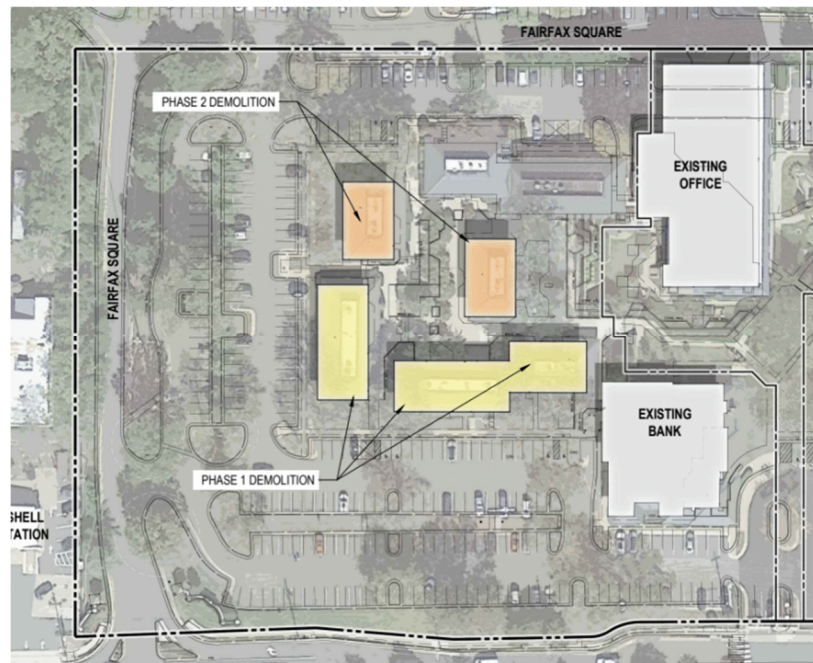
Van Metre has thoughtfully prepared its proposal to replace the oldest commercial buildings within Fairfax Square with new one-, two- and three-story commercial buildings within a mixed-use setting that would now include residential uses. Office uses would remain at the heart of the project, both geographically and in importance, as Van Metre will retain the existing five-story office building at 9900 Main Street, as well as the existing Sandy Spring Bank building located at 9910 Main Street. These buildings will be flanked by approximately 61,000 square feet of new commercial spaces within four buildings to maintain the same amount of commercial square footage that exists at the Property today. Collectively, the commercial buildings will all align Main Street, as the Mixed Use place type specifies. Four new residential multifamily buildings with a total of 293 units are proposed along the rear of the Property and will serve as a great transition between the new retail along the commercial corridor and the existing apartments.

Van Metre intends to enhance the existing commercial space on the Property by replacing 10 existing one-story buildings with three multistory commercial buildings and one single-story restaurant building. The central office building will remain as it recently underwent a multi-million-dollar renovation that included façade and HVAC upgrades as well as interior tenant improvements. With the redevelopment, Van Metre proposes to locate the new commercial buildings closer to Main Street to allow for greater visibility of commercial uses closer to the street edge to continue the "Main Street" commercial feel that exists west of the Property.

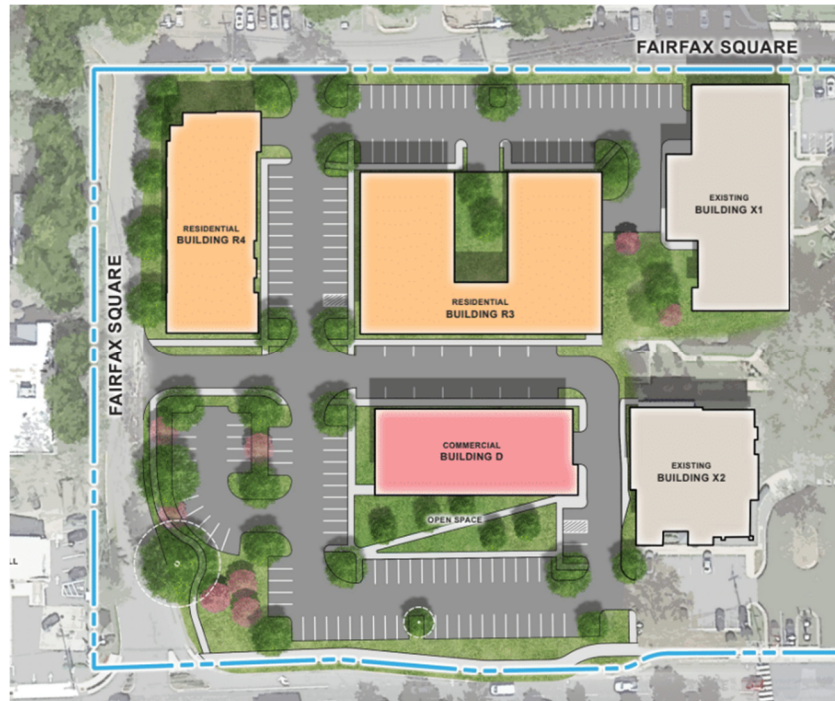
In addition to the new commercial space, the Applicant is proposing to construct two new residential buildings located on either side of the existing 9900 Main Street office building, for a total of four residential buildings. Across those new buildings, Van Metre will provide nearly 300 residential units. One of the four residential buildings will be developed as a wholly affordable building and provide 44 multifamily units (approximately 15% of the total number of residential units proposed) to those who meet the City's income requirements for ADUs. The four proposed residential buildings will be located behind the commercial buildings and adjacent to the Fairfax Square apartment complex directly to the Property's north and east. Locating the residential buildings closest to the existing residential buildings creates a strong synergy to the existing residential units and all new residential units will have access to the Fairfax Square Apartments pool and clubhouse as well as amenities located internal to the new residential buildings. With a total of approximately 300 residential units, the project density is approximately 30 units per acre, which is well under the maximum density of 48 dwelling units per acre set forth for parcels designated Mixed-Use Place Type in the 2025 Comprehensive Plan.

As part of the Property's redevelopment, Van Metre is proposing to make improvements to the pedestrian connectivity throughout the site and along Main Street as well as enhance the Property's vehicular connection to Main Street and its internal grid network. The redevelopment will consolidate the available turning movements internal to the site, which will better channelize traffic and improve traffic flow. The Applicant will improve the Property's Main Street frontage with a new shared use path, landscaping and a bus shelter.

Redevelopment of the site will require phasing to allow for construction staging and accommodate existing tenant leases while also allowing the center to remain an active, commercial hub during construction. Phase 1 is expected to include the demolition of the three buildings west of Sandy Spring Bank (shown in yellow below) to make room for the first, new commercial building (Commercial Building D, shown in pink below). This phasing is critical to allow commercial tenants who wish to stay at the project to be relocated into new space as the project redevelops. Upon construction of Building D, Phase 2 demolition will begin and will remove the two commercial buildings to the north (shown in orange below), which will allow for additional interim parking and the construction of Phase 2, which is Residential Buildings 3 and 4.



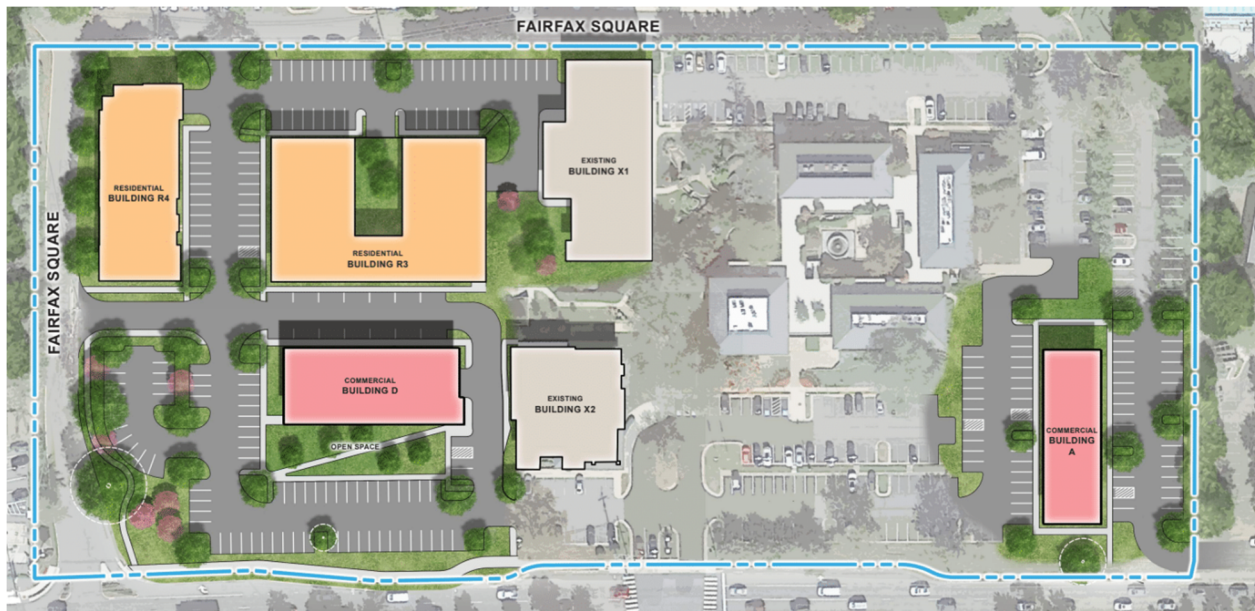
Phases 1 and 2 Demolition



Phases 1 and 2 development

Phase 3 would introduce commercial Building A to the east side of the project, Phase 4 would remove the remaining one-story commercial buildings to make room the final two residential buildings and full build out – Phase 5 – would add two more commercial buildings along Main Street.

The phasing of construction is driven by the timing of the leases, as well as the need for space for staging the new construction. Therefore, a modification allowing for the completion of the residential buildings prior to all commercial will be requested. At completion, the Property would have four new residential buildings, four new commercial buildings, the 9900 Main Street office building (Building X1) and the building that today is occupied by Sandy Spring Bank (Building X2), all as shown on the pre-application exhibit.



Phase 3 development



Phase 4 development



Phase 5 development (full build-out)

To facilitate this important project, Van Metre proposes to rezone the Property to the PD-M zoning district, which will allow it to develop the site as shown on the above renderings. A shared parking plan will be proposed to eliminate unnecessary parking spaces.

Comprehensive Plan Review

Van Metre's proposal to redevelop the Property as a vibrant, mixed-use development is in alignment with the City's goals to revitalize aging commercial centers and provide necessary housing units. And, consistent with the Plan's Parcel Specific Consideration #2, Van Metre will request that the Property be replanned as the Mixed Use place type, which will allow commercial and residential buildings as well as supportive public/civic, active recreation, and open space uses to re-energize this portion of Main Street. Importantly, the redevelopment proposal includes a mix of residential and commercial uses and open space with no net loss in commercial floor area. The existing central open space will remain, preserving the peaceful respite that has been a signature attribute of the Property since its original construction and new and improved vehicular and pedestrian connections through the Property will be added. Importantly, the redevelopment adds to the availability of affordable and affordable by design units in furtherance of the Plan's Housing Goal 2, while continuing to generate revenue from non-residential buildings and uses and maintaining critical open space.

The Plan also notes that the City lacks a sufficient number of affordable residential units, especially within newer developments, and multifamily residential units. Van Metre's proposal seeks to aid the City in filling these housing gaps as called for in Action H1.1.2.

Conclusion

Van Metre's proposed redevelopment of the Property represents a unique opportunity to realize the City's refined vision for the Property as a mixed-use center as introduced in the Parcel Specific Recommendations of the Plan. As a longtime member of the City's Main Street community, Van Metre remains committed to the continued success of this area and boldly reimagines the

Property as a thriving, walkable community that supports existing and future businesses while meeting the City's need for diverse housing options, including affordable units. With this proposal, Van Metre has directly responded to the City's shifting objectives for the Property as included in the 2024 amendments to the Plan and is eager to bring the vision for a revitalized Main Street to life.

Approval Considerations

§6.4.9. and 6.6.8. Approval Considerations for Rezoning to a PD District

In determining whether to approve or disapprove a proposed rezoning to any district other than a rezoning requesting a planned development district, the planning commission and city council shall consider any proffers, and the following:

A. Substantial conformance with the comprehensive plan.

The Applicant's proposal includes a companion comprehensive plan amendment that will further the goals for the Property identified in Parcel Specific Consideration #2 that the Property is appropriate to be designated and developed as a Mixed Use Center.

B. Any greater benefits the proposed rezoning provides to the city than would a development carried out in accordance with the current zoning district (§3.2), and otherwise applicable requirements of this chapter.

The proposal introduces much-needed housing to the City, including the City's first LIHTC-funded affordable building. The CR zoning district allows housing by special use permit with stringent standards that can be challenging for redevelopments to strictly meet so the rezoning to the PD district allows a more flexible development to evolve.

C. Suitability of the subject property for the development and uses permitted by the current versus the proposed district.

All uses and proposals are permitted by the CR district, just through special permits and exceptions. Staff suggested a rezoning is more appropriate to allow the development plan to be more fluid than the CR district would allow.

D. Adequacy of existing or proposed public facilities such as public transportation facilities, public safety facilities, public school facilities, and public parks.

Adequacy will be evaluated during the zoning process. The Applicant has initiated a traffic study, to confirm the roads have capacity and additional on-site recreational amenities and open space are programmed as part of this project.

E. Adequacy of existing and proposed public utility infrastructure.

The site is already served by public utilities, which will continue to serve the site, once redeveloped.

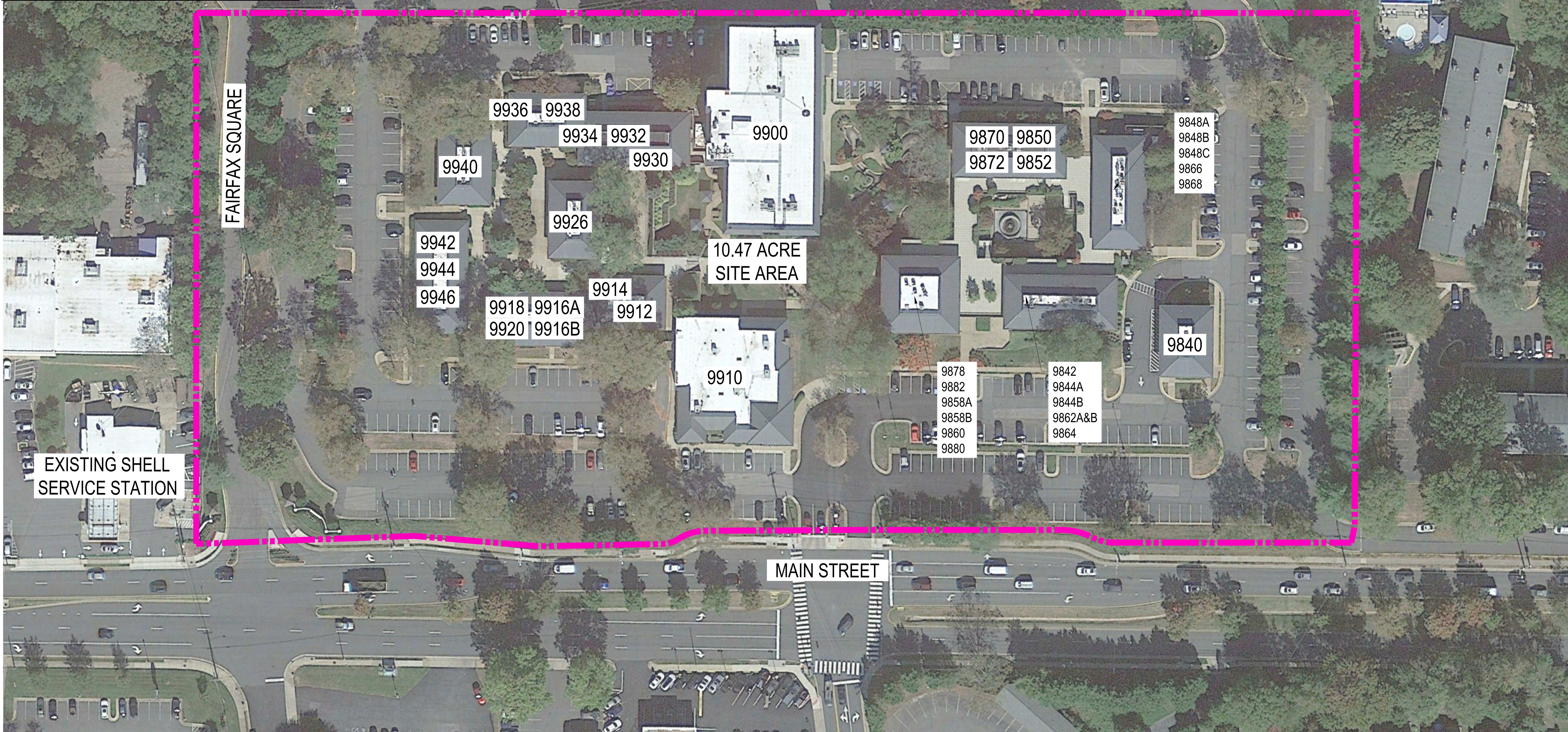
F. Compatibility of the proposed development with adjacent and nearby communities.

The redevelopment plan thoughtfully positions the proposed residential next to the existing Fairfax Square apartments to keep like uses next to each other. This improves upon the existing condition where the existing residential immediately abuts commercial. The new commercial buildings will align Main Street, as desired.

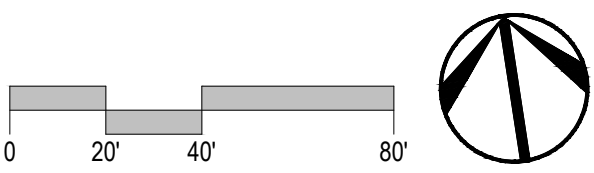
G. Consistency with the stated purpose of the proposed district.

The PD-M district calls for a mix of residential and non-residential in mixed or stand-alone buildings. This project will result in eight new buildings, four commercial and four residential, which will support the two existing commercial buildings, all which is consistent with the PD-M zoning district.

DEVELOPMENT SUMMARY: EXISTING CONDITIONS		
Commercial	Use	GFA
	Office	61,259
	Office	22,236
	Retail, General	3,988
	Services, Personal	14,350
	Medical	18,204
	Restaurant	763
	Religious	3,965
	Vacant	4,500
	Subtotal	129,265



FAIRFAX SQUARE
Fairfax, Virginia
VAN METRE COMPANIES



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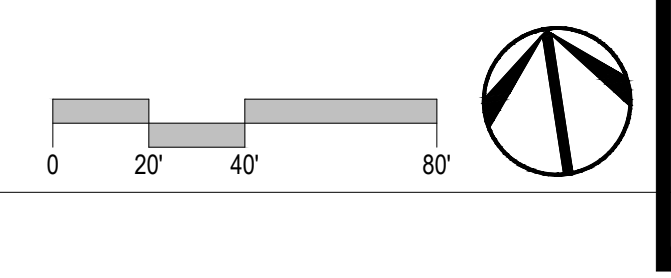
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FAIRFAX SQUARE

Fairfax, Virginia

VAN METRE COMPANIES

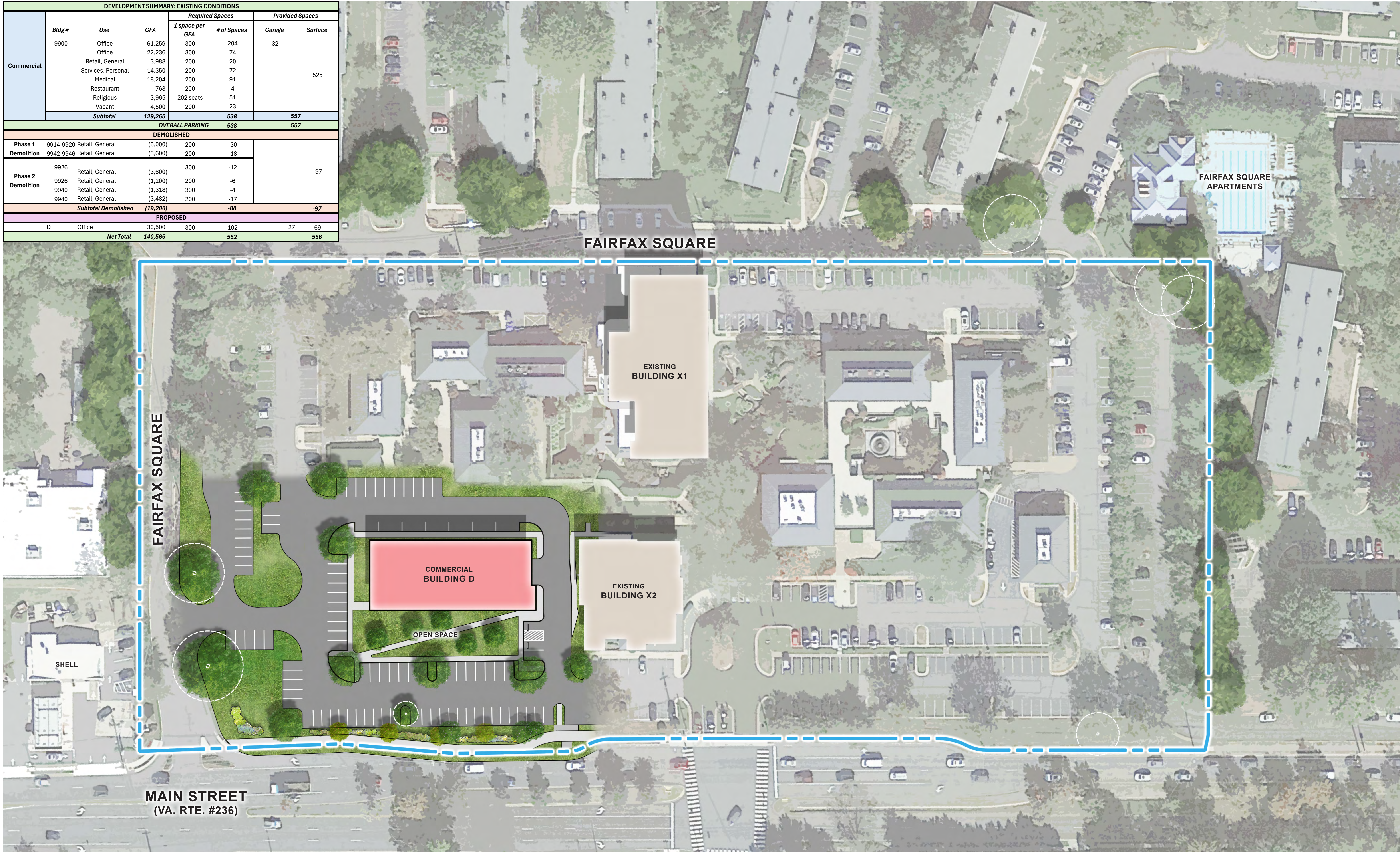


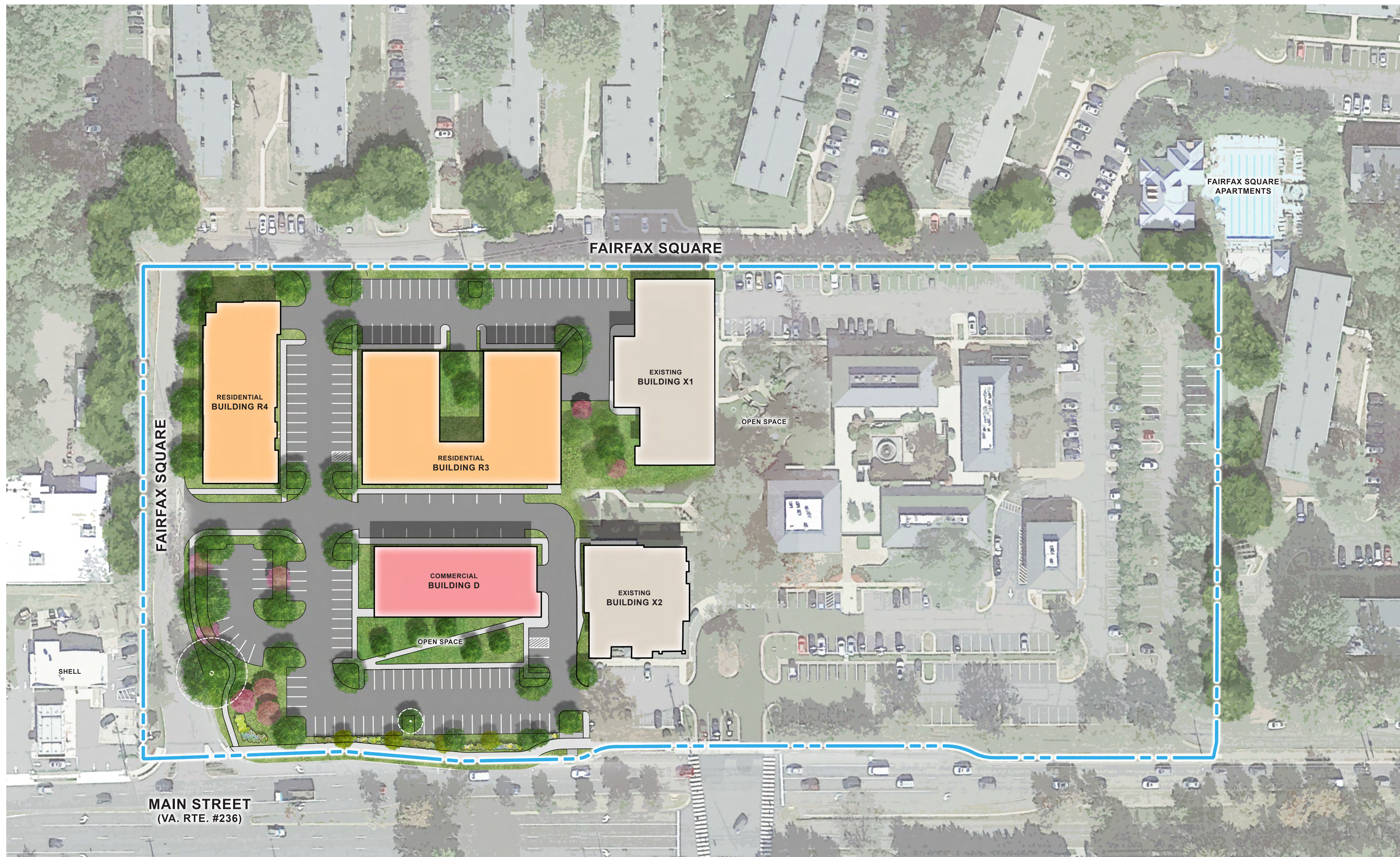
DEMOLITION
PRE APP

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DEVELOPMENT SUMMARY: EXISTING CONDITIONS							
	Bldg #	Use	GFA	Required Spaces		Provided Spaces	
				1 space per GFA	# of Spaces	Garage	Surface
Commercial	9900	Office	61,259	300	204	32	525
		Office	22,236	300	74		
		Retail, General	3,988	200	20		
		Services, Personal	14,350	200	72		
		Medical	18,204	200	91		
		Restaurant	763	200	4		
		Religious	3,965	202 seats	51		
		Vacant	4,500	200	23		
Subtotal			129,265		538		557
OVERALL PARKING					538		557
DEMOLISHED							
Phase 1 Demolition	9914-9920	Retail, General	(6,000)	200	-30		
	9942-9946	Retail, General	(3,600)	200	-18		
Phase 2 Demolition	9926	Retail, General	(3,600)	300	-12		-97
	9926	Retail, General	(1,200)	200	-6		
	9940	Retail, General	(1,318)	300	-4		
	9940	Retail, General	(3,482)	200	-17		
Subtotal Demolished			(19,200)		-88		-97
PROPOSED							
D	Office		30,500	300	102	27	69
Net Total			140,565		552		556





FAIRFAX SQUARE

City of Fairfax, Virginia

Van Metre Companies

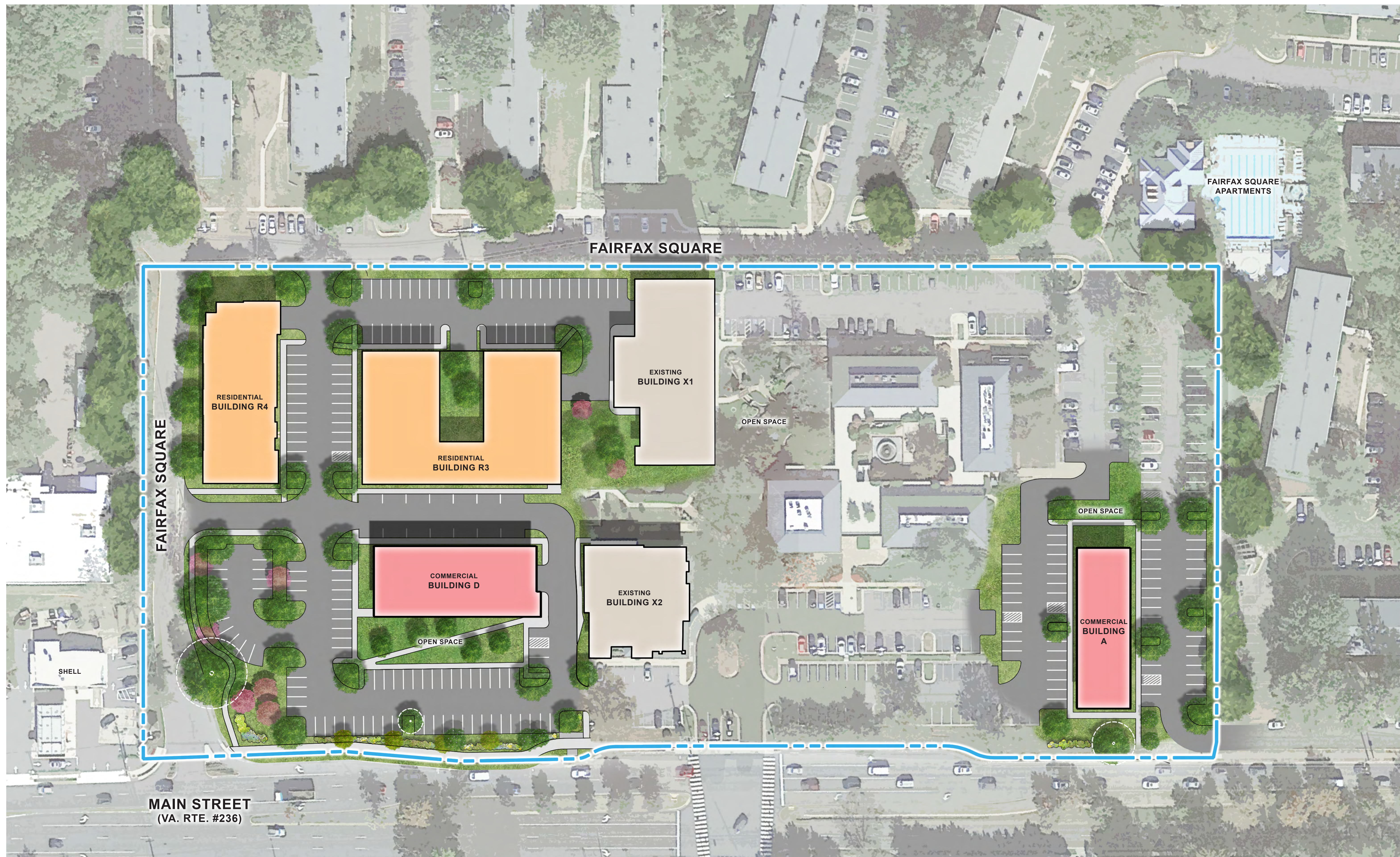
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ILLUSTRATIVE PLAN
PHASE 2

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FAIRFAX SQUARE

City of Fairfax, Virginia

Van Metre Companies

0 20' 40' 80'



ILLUSTRATIVE PLAN
PHASE 3

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FAIRFAX SQUARE

City of Fairfax, Virginia

Van Metre Companies

0 20' 40' 80'



ILLUSTRATIVE PLAN
PHASE 4

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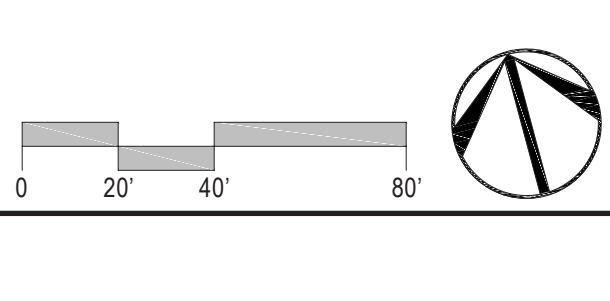
PARKING COMPUTATIONS						
	Bldg #	GFA	Required Spaces		Provided Spaces	
			1 space per GFA	# of Spaces	Garage	Surface
Commercial	X1	61,259	300	204	32	
	X2	9,647	300	32		
	A	7,500	200	38		
	A	7,500	300	25		
	B	5,000	200	25		
	B	5,000	300	17		391
	C	5,400	200	27		
	D	10,200	200	51	27	
	D	20,300	300	68		
	Subtotal	131,806		486		450
Residential	Bldg #		# of Units	# per Unit	# of Spaces	
	Jr. 1BR	24	1.5	36		
	R1 1BR	20	1.5	30		
	2BR	0	2	0		
	Subtotal	44		66	25	
	Jr. 1BR	60	1.5	90		
	R2 1BR	25	1.5	37.5		
	2BR	10	2	20		
	Subtotal	95		147.5	100	
	Jr. 1BR	63	1.5	94.5		
	R3 1BR	25	1.5	37.5		
	2BR	11	2	22		
	Subtotal	99		154	109	
	Jr. 1BR	30	1.5	45		
	R4 1BR	25	1.5	37.5		
	2BR	0	2	0		
	Subtotal	55		82.5	27	
	Residential Total	293		450		261
Shared Use Parking Reduction (50%)				-225		
Net Residential Required Parking				225		
TOTAL PARKING REQUIRED				711		
TOTAL PARKING PROVIDED				711		



FAIRFAX SQUARE

City of Fairfax, Virginia

Van Metre Companies



ILLUSTRATIVE PLAN
PHASE 5



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LEGEND

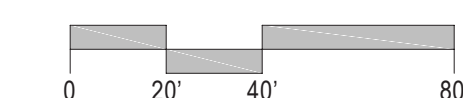
- PRIMARY VEHICULAR 
- SECONDARY VEHICULAR 
- PEDESTRIAN 



FAIRFAX SQUARE

City of Fairfax, Virginia

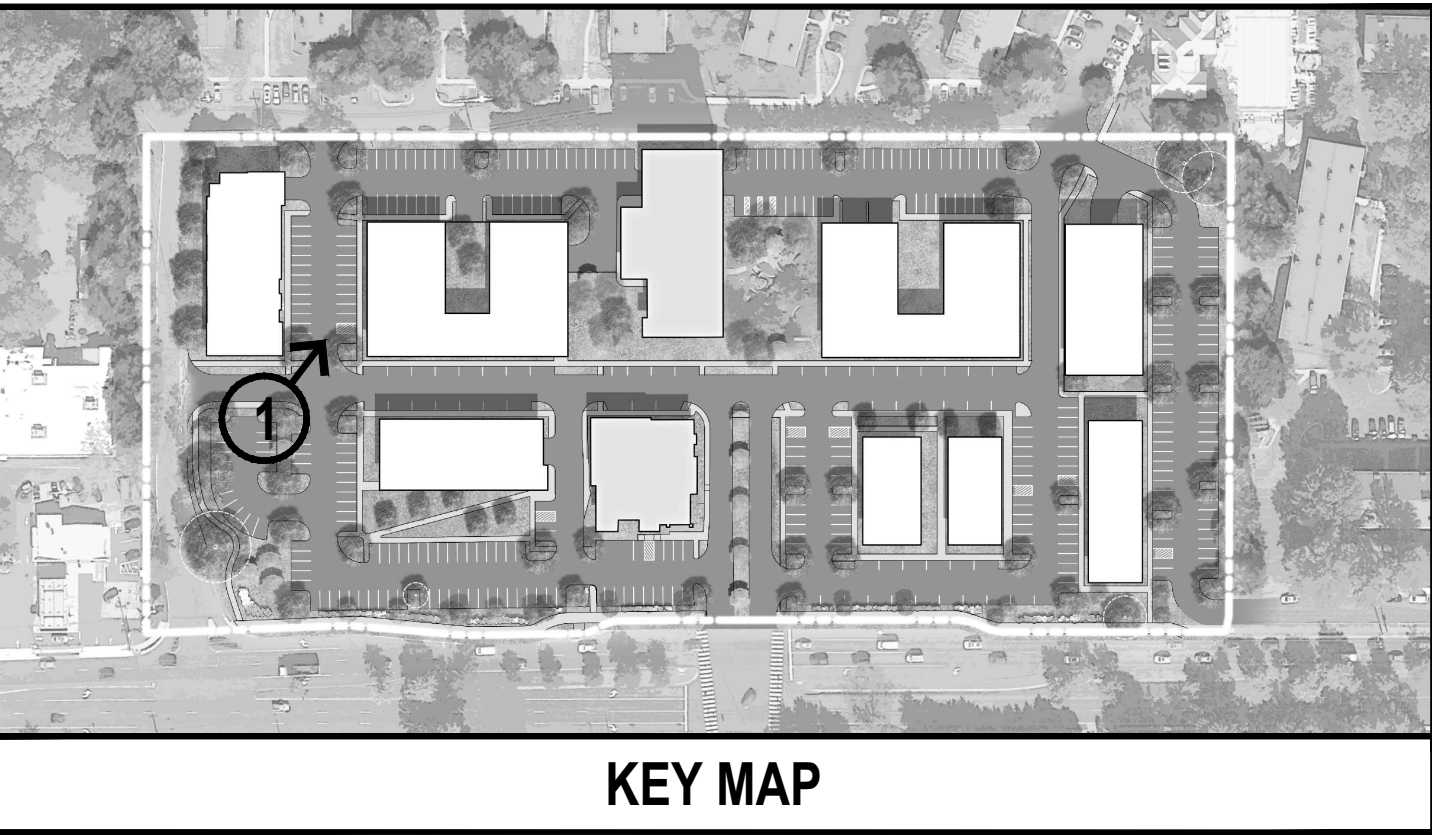
Van Metre Companies



CIRCULATION NEWTORK
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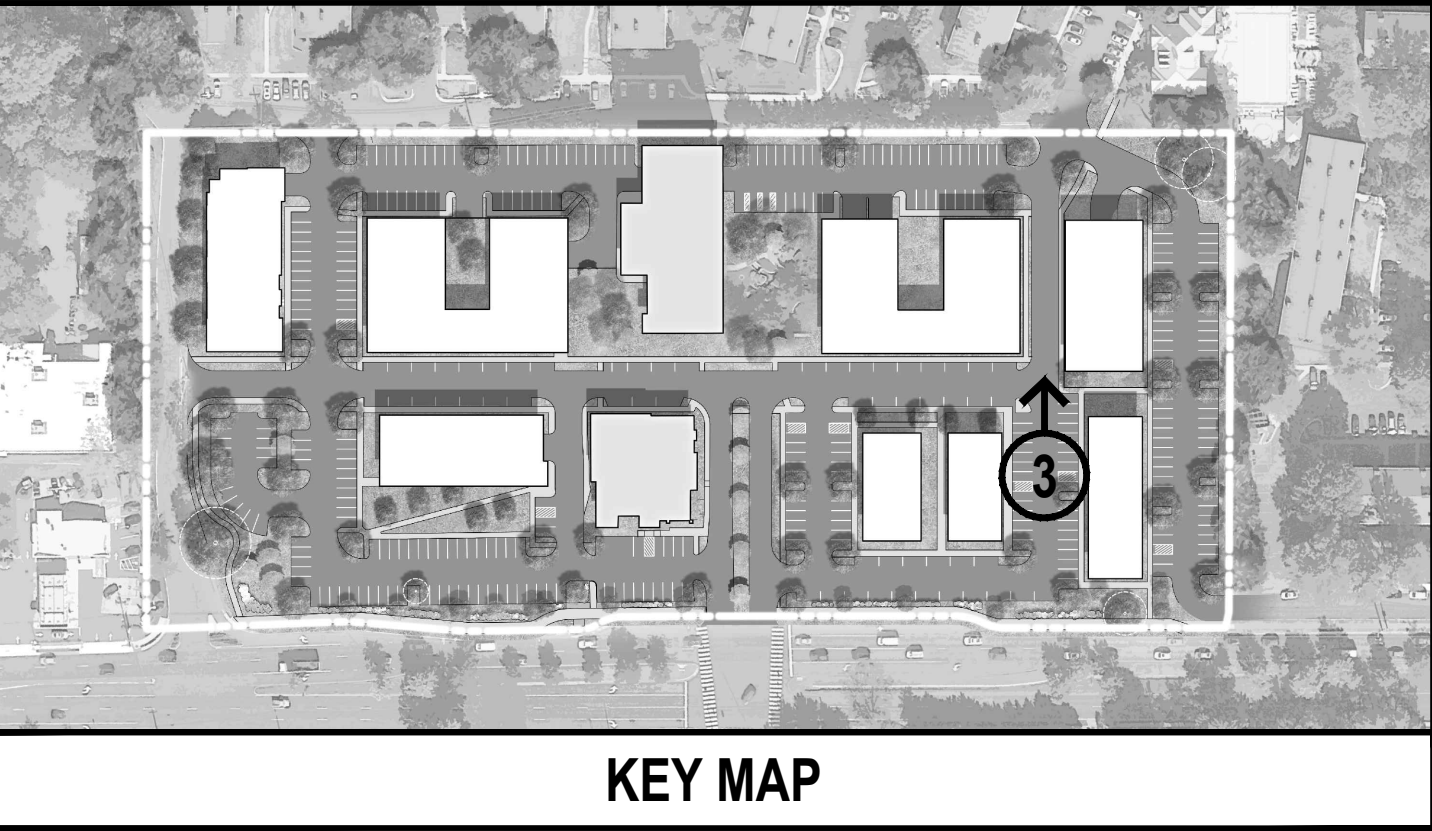




1 Perspective #1 - Residential & Offices

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Fairfax, Virginia
VAN METRE COMPANIES

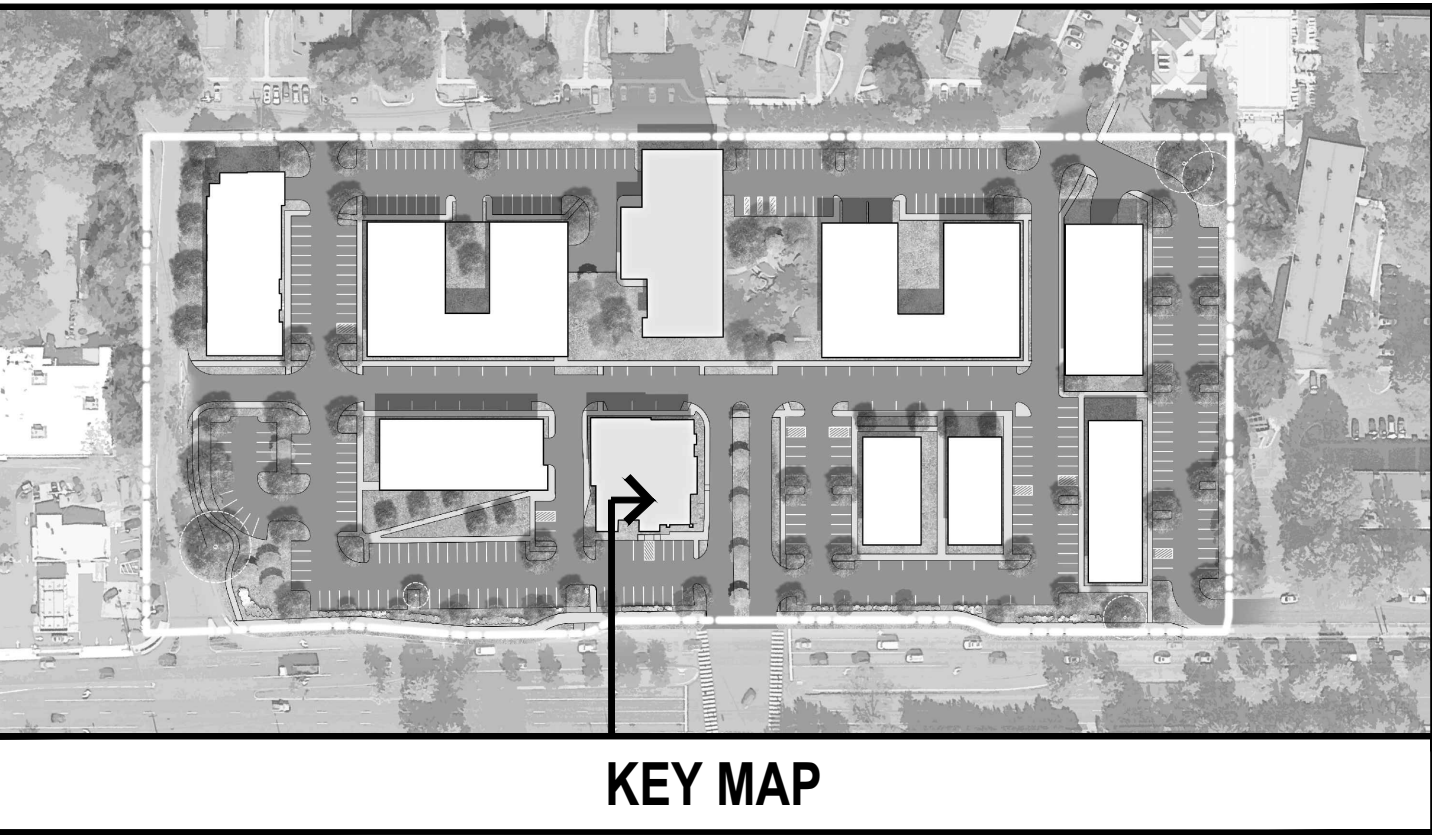
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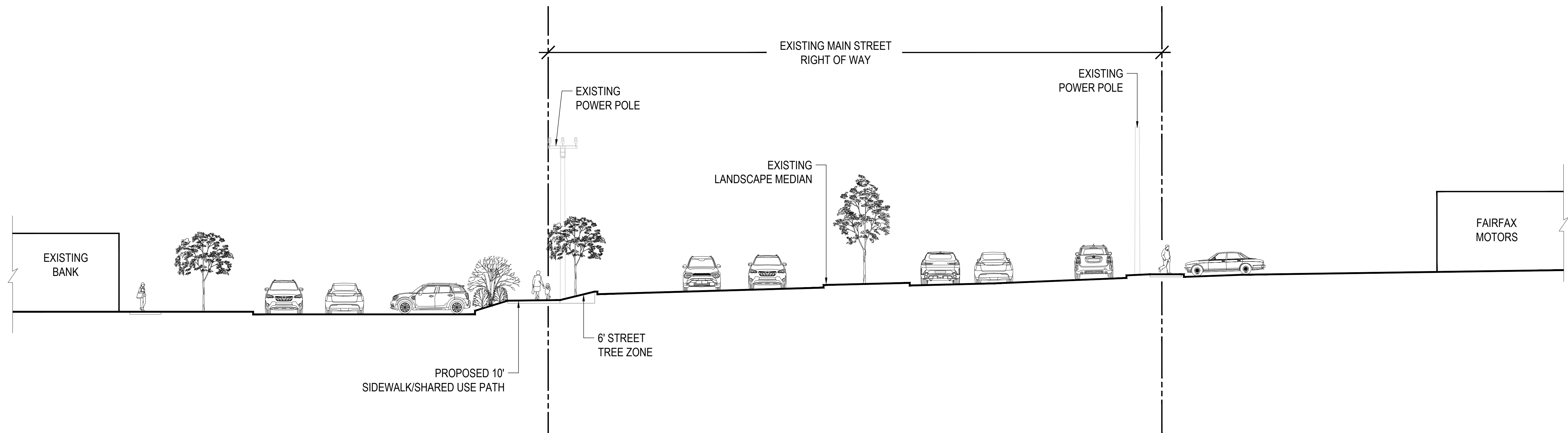
1 Perspective #3 - Retail & Residential

FAIRFAX SQUARE
Fairfax, Virginia
VAN METRE COMPANIES

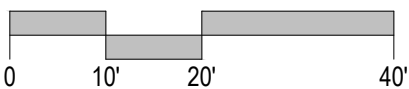
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KEY MAP



FAIRFAX SQUARE
Fairfax, Virginia
VAN METRE COMPANIES



MAIN STREET SECTION
PRE APP



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