



Kathryn R. Taylor
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**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.

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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.

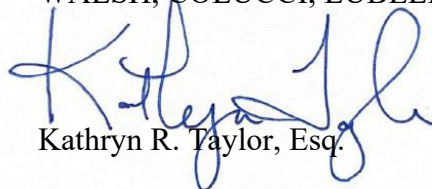
In the end, despite the site-specific challenges this Property presents related to varying grade, limited access, the extensive utility easement, and setbacks, the Applicant's proposal will positively redevelop this vacant parcel and further Northfax's transformation into the envisioned vibrant mixed-use 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.

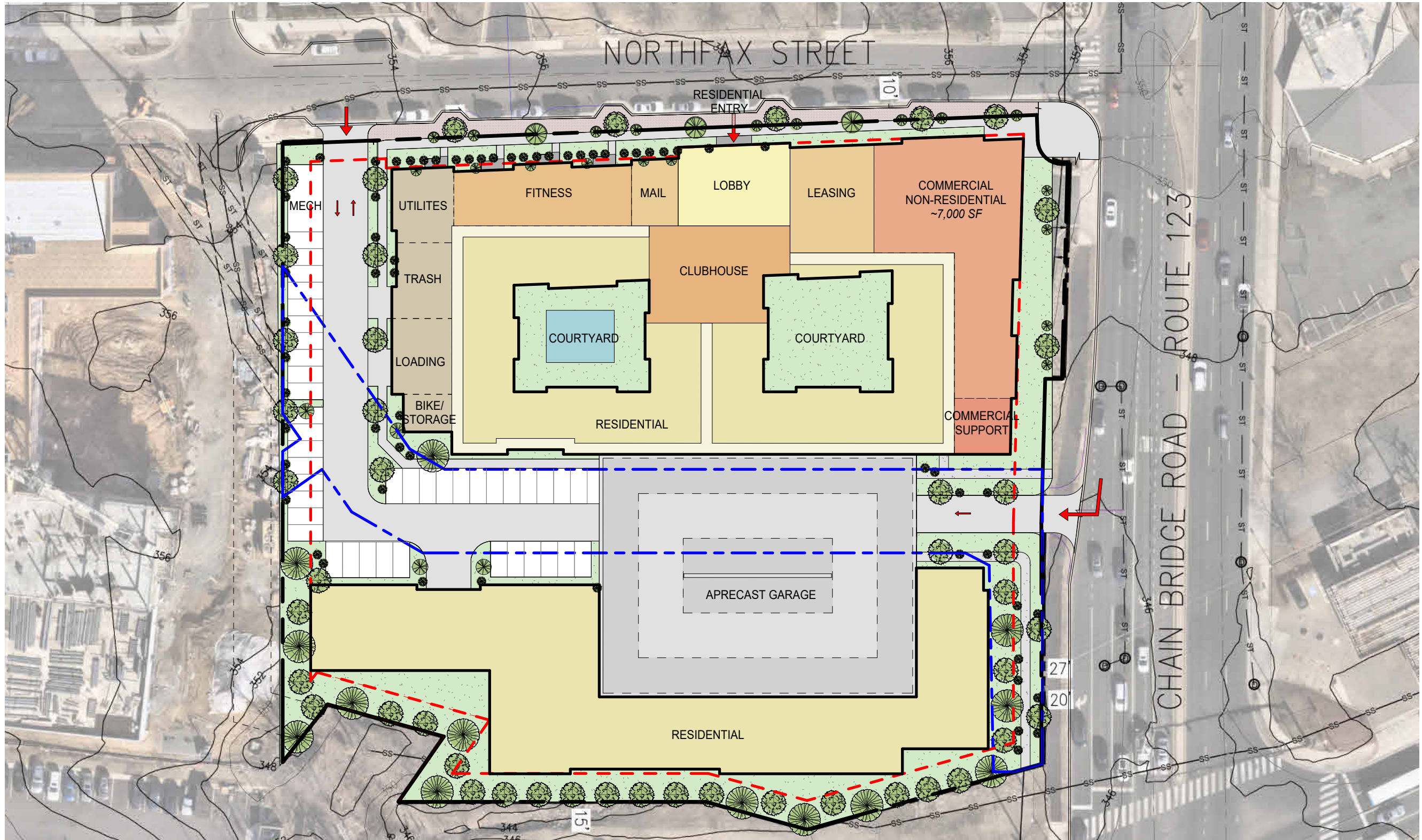
Very truly yours,

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 - - - - -

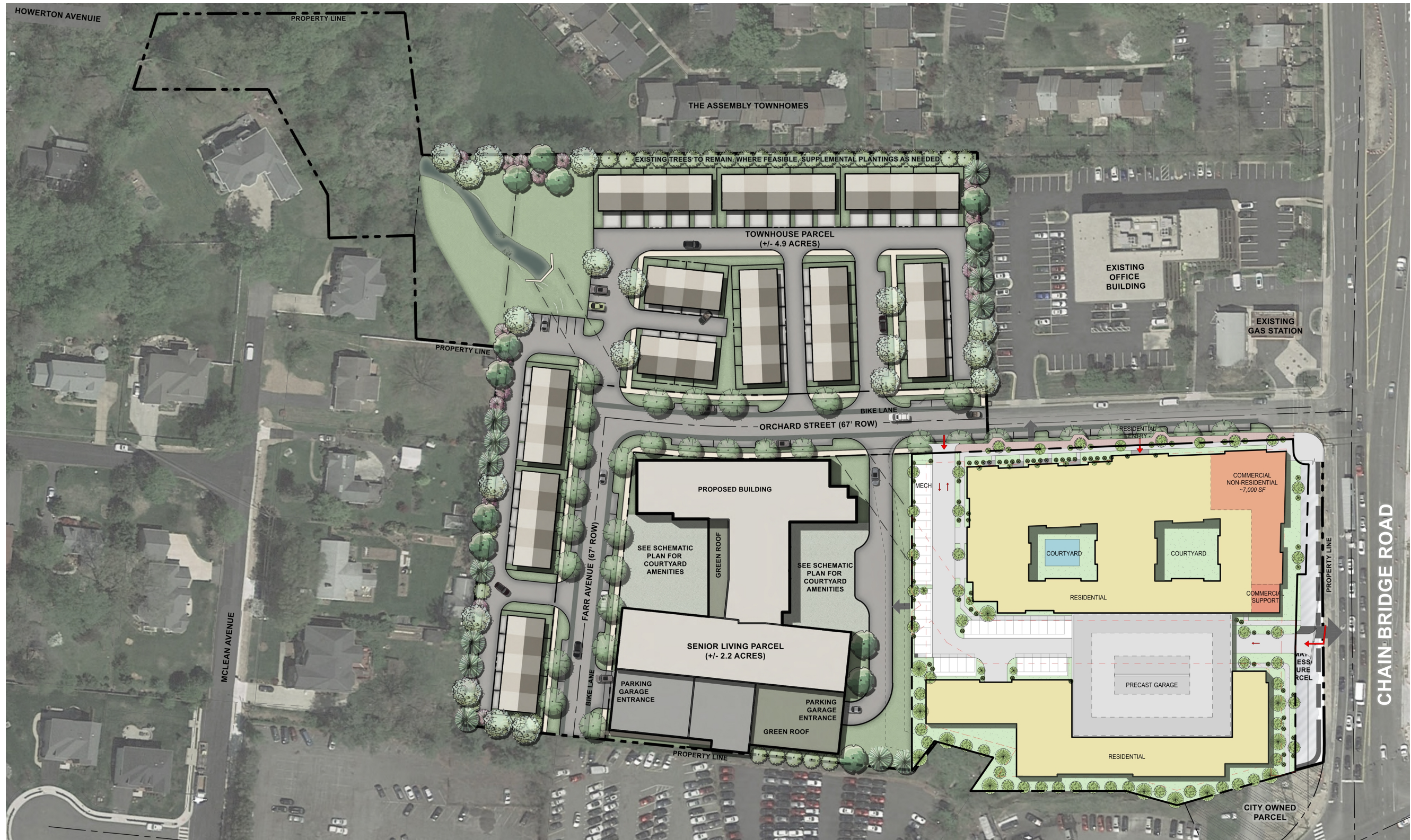


NORTHFAX
MILLCREEK RESIDENTIAL

330 PLUS APARTMENTS
7 STORIES
450 PARKING SPACES

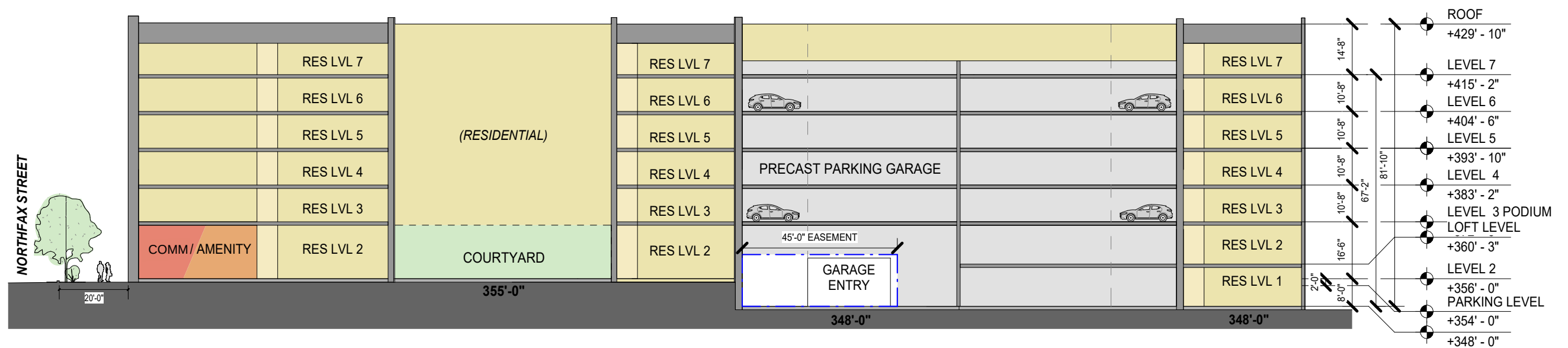
DATE:
06/29/2026

DRAWING NAME:
NORTHFAX
CONCEPT



CONCEPT PLAN
1" = 50'-0"

1



SCHEMATIC CONCEPT SECTION
1" = 30'-0"

1