

**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,

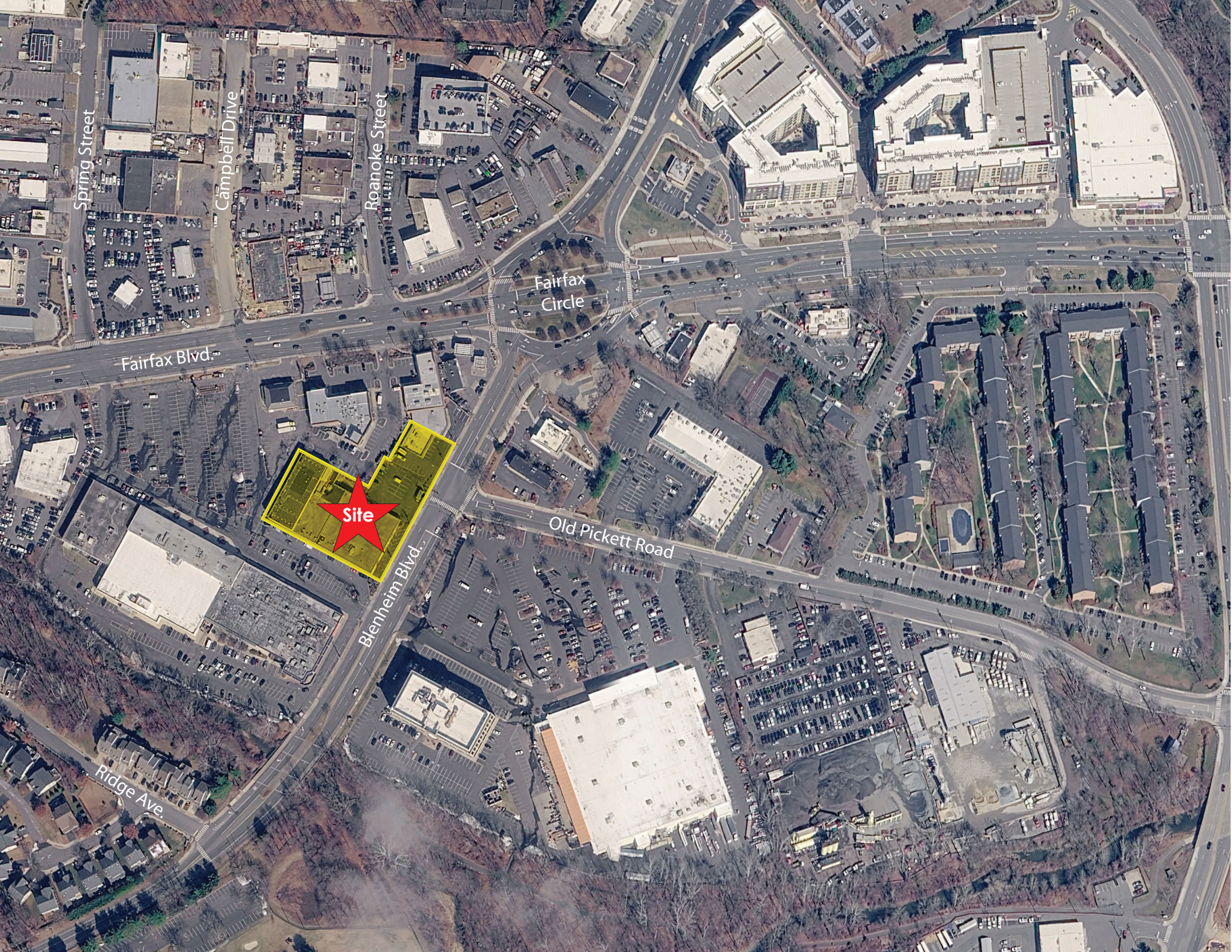
A handwritten signature in black ink, appearing to read "DESL", written in a cursive, stylized font.

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)

