

Fairfax City Center West

EXECUTIVE SUMMARY

Project Overview

Fairfax City Center West will be the cornerstone of the newest activity center in Old Town Fairfax. This location, with its proximity to the City's Downtown, the Fairfax County Courthouse complex, and George Mason University will bring together civic, municipal, and educational functions. Anticipated amenities include a ground floor restaurant with outdoor seating, a rooftop restaurant with indoor and outdoor seating, and, with the cooperation of Fairfax County, a public plaza at the corner of Main Street and West Street.

Proposed Development:

Address: 10501 - 10523 Main Street

Acreage: 1.78 acres

Building Height: 6 stories above grade with restaurant Penthouse
3 stories below grade (includes parking)

Building Size: Approximately 467,110 square feet of gross floor area

Parking: Approximately 479 parking spaces below grade

Anticipated/Possible Uses:

Hotel: 140-160 rooms

Possible tenants: AC by Marriott, Graduate Hotels, Hilton, Westin

Retail/Office: Approximately 62,000 square feet

Possible Tenants: Restaurants, GMU, Wells Fargo Bank, Infinite Technologies

Residential: Up to 103,000 square feet. Approximately 100 dwelling units with a higher bedroom count if student housing is proposed.

Access and Orientation:

The building will face Main Street with a single primary vehicular access point that will replace three existing curb cuts. The proposed access is further from the existing traffic light at the intersection of West and Main Streets, which will improve traffic conditions.

The building is designed with two vehicular access points including a “main entrance” close to the middle of the building which will include two drop off points on the east and west side of the entrance to enter two separate lobbies. The other entrance point is at the west end of the building as a secondary ingress/egress point which would also allow entrance to the underground parking garage as well as a loading dock.

At the rear of the main entrance, a ramp will allow for hotel and other traffic to go down to the parking garage entrance avoiding re-entering Main Street.

Design:

The building massing will be highly articulated and reflect the proportions of surrounding buildings. Building materials will be high quality and will likely include brick or similar masonry with pre-cast accents. Architecture will be traditional with building elements that reflect classic features in Fairfax City.