

**Transpotomac Plaza, 1033, 1055 and 1111 N. Fairfax Street  
Tax Map Nos. 055.01-04-09, 055.01-04-10 and 055.01-04-11  
Project Narrative**

Community Three Bears, LLC (the “Applicant”) proposes a rezoning to CRMU-X with a Development Special Use Permit (“DSUP”) for the properties known as 1033, 1055 and 1111 N. Fairfax Street (the “Property”). The Property is generally located at the intersection of 2<sup>nd</sup> Street and North Fairfax Street and is part of the existing Transpotomac Plaza complex. Within the existing complex, the Property is comprised of the three interior parcels. The Property contains approximately 60,123 SF or 1.38 acres. The future development of the Property is guided by the Old Town North Small Area Plan (“OTN SAP”).

The Applicant proposes a mixed-use development that includes a conversion of the existing three interior office buildings to residential use totaling 240,320 SF. A total of 232 residential units, 7,756 SF of retail and 5,006 SF of arts uses are proposed. The proposed building height includes a variety of heights through transitional setbacks, ranging between 50’ to 100.

Several special features of the project include the arts and retail uses in a standalone building prominently located along Fairfax Drive; improvement, activation and enlivenment of urban open spaces within the Property (specifically the open spaces around the arts and retail building and 2<sup>nd</sup> Street connection); the provision of 17 on-site affordable housing units; and the continuation of the 2<sup>nd</sup> Street pedestrian and open space enhancements leading through the Property to Tidlock Park. The Applicant seeks bonus height and density for both the provision of the arts use and for affordable housing, both of which are encouraged in the OTN SAP.

The proposed development is in general conformance with the proposed zoning district, uses, arts component, height, mass and streetscape recommendations of the OTN SAP for the Property. The proposed development achieves many of the specific goals called for including the following primary guidance for the Mixed-Use Core:

- *SubArea 4, Mixed Use Core: Provide improved street access with welcoming entries through implementation of OTN SAP prescribed streetscape and landscape standards:*

The proposed development generally incorporates the streetscape section dimensions prescribed in the OTN SAP while also maintaining the existing large street trees. The arts anchor building is designed to a proper pedestrian scale, and coupled with plaza improvements, will relate to the streetscape through stairs, materials, and activity. Specifically, the arts and retail anchor building will flank both the north and west sides of the existing lawn and will greatly increase the usefulness of the area, which will be a benefit to both the existing office tenants and the new residential tenants. In addition, the modification of the western edge of the existing lawn, including grand low-profile steps along one entire edge will allow patrons to access the lawn that currently is surrounded by a low wall. Outdoor amenities like tables and umbrellas will be included in the plaza. Note the project will provide 25% open space in keeping with the CRMU-X regulations.

- *Integrate buildings with their surroundings terms of massing and scale:*

The proposed converted buildings seamlessly integrate into the massing and scale of the two existing office buildings to remain in Transpotomac Plaza as well as to surrounding areas. A variety of heights through stepbacks have been designed providing visual interest, visibility through the site, and a relationship to surrounding buildings.

- *Implement the Retail/Arts and Cultural Areas and Corridors along Fairfax Drive:*

The Applicant proposes a stand-alone arts and retail building located along the Fairfax Drive Arts Corridor which is both a visually prominent location and one that is physically accessible from the sidewalk. Improvements to green space and plaza adjacent to the arts and retail space will also activate, enliven and serve to celebrate Old Town North. Currently, the Applicant is working with the Levine Music as a potential arts user. Levine Music was founded in 1976 with a mission to help children and adults find lifelong inspiration and joy through learning, performing, listening to, and participating with others in music. Levine Music's expansion into Northern Virginia would also potentially bring a dance-focused partner to share a portion of the space and enliven the public space from day one.