



## Old Town Village Fairfax

UNIVERSITY DRIVE AND NORTH STREET, FAIRFAX

WINNER

The clear winner of this category won kudos as an infill project that provides modern retail and office space in a historic context. Old Town Village Fairfax combines 91,000 square feet of Class A office condominiums with cafes and shops totaling 52,000 square feet in a mixed-used development that also has a new library and residences.

The \$48 million public-private venture succeeded where an earlier, larger project failed. In collaboration with city officials, developers Trammell Crow Co., Walnut Street Development and J. Donegan Co. bought two little-used blocks in the center of Old Town. "This was more easily digestible and contained," said Campbell Smith, a vice president at Trammell Crow.

The new construction had to mesh with the area's 19th century architecture while offering modern spaces and parking for retailers and more than 400 office dwellers. Another challenge was the site's 20-foot slope, which created design issues. "We had to fit a lot on very small site and make it look like the historic buildings that give Old Town Fairfax its unique character," Smith said.

The project underwent three years of scrutiny from the public and local officials. A key to approval: constructing a 44,450-square-foot community library, which replaced an older library and allowed new upscale housing next door to Old Town Village Fairfax. Also included is a perpetual easement that enables the new development's central plaza to be used for public events.

Originally scheduled for a 2006 delivery, the development finished construction late last year. The retail portion is 70 percent leased. Current retail tenants include numerous eateries, a running store, a bank and an optometrist. The office space is just over 50 percent occupied, but two new tenants are coming soon: Barcelo Crestline Corp., which is a hotel management company, and the law offices of Greenspun Shapiro Davis & Leary PC.

