

# Developer Gets Approval for Condo and Commercial Project in Downtown Fairfax, Virginia

Ox Hill Expects To Break Ground on City Centre West in March 2024



City Centre West is designed to include residences, office space and street-level retail. (Ox Hill Cos.)

**By CoStar News Staff**

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A local developer that is looking to revitalize Old Town Fairfax, Virginia, with several new projects in the works has secured approvals to develop a mixed-use complex designed to bring more housing and commercial space downtown.

Ox Hill Cos. said Wednesday it received approval from Fairfax County to move forward on City Centre West, a planned seven-story, 210,029-square-foot project to be located at [10501 Main St.](#)

Designed in partnership with New York-based Thomas Juul-Hansen, the proposed City Centre West is slated to include 79 condominiums and penthouses, 8,500 square feet of medical office space and 28,200 square feet of commercial office space. Additional plans include a drive-through bank, ground-floor retail and restaurants and a .31-acre pocket park named Corner Public Plaza Park. The Wells Fargo building currently on the site will be demolished, as well as two other adjunct lots, to build City Centre West, a representative for Ox Hill told CoStar News in an email.

City Centre West is part of a larger push by Ox Hill to revamp Old Town Fairfax. The site is located about a block from where the firm pitched a plan to develop a multi-acre arts, entertainment and hospitality complex named Ox Fairfax that will "transform and invigorate the heart of the Old Town," managing principal Christopher Smith said in a May release announcing the development.

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Ox Fairfax is slated to include a 2,700-seat concert hall, multiple boutique hotels, retail spaces, bars and restaurants, art galleries and a green urban conservatory across from the Fairfax Historic Courthouse Museum, the company said. That development is tentatively scheduled to break ground next year and be completed in the summer of 2026.

The City Centre West site is located on 1.78 acres just north of the Fairfax County Judicial Center near the Fairfax Historic Courthouse Museum and Old Town Plaza mall. Design plans for the project include Roman brick, floor-to-ceiling glass doors and sustainable design elements, such as electric vehicle charging stations and a green roof.

"City Centre West represents an opportunity to bring urban sophistication to the suburban setting of downtown Fairfax," Ox Hill's Smith said in a statement. The residential units are expected to range from one to three bedrooms, though starting prices and square footage have not yet been determined, Ox Hill said.

“The new building will coexist seamlessly with structures that have stood for two centuries, such as Fairfax’s federal buildings,” Juul-Hansen added in a release.

City Centre West is expected to break ground in March 2024 and be completed by spring 2026. The Wells Fargo building will be demolished at the same time as the other 2 adjunct lots to build City Centre West.

## For the Record

Douglas Elliman, a luxury residential brokerage company headquartered in New York, is partnering with Ox Hill in the sale of the condominiums and penthouses. This will be Elliman’s first development project in the greater Washington area, Ox Hill said.

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