

*The***FAIRFAX***Newsletter*

Your Real Estate News and Research Resource Since 1955

Volume 70, Number 7 • July 2025

From Mixed-Use to Senior Care: 448-Unit Continuing Care Facility Proposed at Scotts Run Station South

Cityline Partners has filed plans to transform a portion of the Scotts Run Station South development into a luxury continuing care facility, pivoting from the office and residential towers originally approved for the site.

Submitted jointly with Atlanta-based senior living developer Galerie Development, the rezoning amendment seeks to deliver 427 continuing care units and 19 memory care beds across three towers alongside 25,000 square feet of retail and nearly 3.0 acres of open space. The proposed complex, much of which would be open to the public, represents what attorney Jill Parks (Ballard Spahr LLP) calls a “ground-breaking continuing care facility that differs from typical senior care by focusing on enrichment and community connection.”

The vacant 5.0-acre site sits southwest of Chain Bridge Road and Colshire Drive within Scotts Run Station South, where more than 6.6 million square feet of mixed-use development across 17 buildings was approved in 2013 southeast of the McLean Metro station. Known as the Taylor Block, the subject site was originally approved for 1.04 million square feet across one residential tower and two office buildings.

To date, several Scotts Run Station South blocks have delivered, including the 178-room Archer Hotel (2021), the 225-foot MITRE 4 office building (2016), JLB Realty’s 425-unit Haden apartments (2016), and Skanska’s 28-story, 410-unit Heming multifamily building that opened in 2023. Last May, Cityline secured approval to replace an entitled office building on the Westgate Block with a 17-story, dual-brand Hilton Hotel

Branded as Corso Tysons, the new proposal reduces the allotted density for the Taylor Block by approximately 190,000 square feet while retaining the general scale and site layout from the 2013 approval.

The Torti Gallas + Partners design calls for an 823,700-square-foot complex rising between 14 and 17 stories along Chain Bridge Road, with an entry plaza marking the Colshire Drive corner and a large arrival court providing access to a three-level, 641-space underground garage.



Corso Tysons RZPA; Chain Bridge Road Rendering
Source: RZPA-2025-PR-00058 - Filing (7/17/2025)

The towers maintain the original skyline composition—two flanking buildings surrounding a taller center tower—with slight height increases from the original approvals which ranged from 189 to 248 feet.

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The "Parisian-inspired design" features mansard-style roofs and metal bay windows and awnings, with a highly-articulated precast stone facade and base. At the ground-level, 25,800 square feet of supporting retail is proposed, including four restaurants, several shops, and a theater. Unlike traditional institutional senior living models, most amenities will be open to the public.



Corso Tysons RZPA: Site Map

Source: RZPA-2025-PR-00058 - Filing (7/17/2025)

The application carries forward the 2.7-acre open space commitment from the prior approval, headlined by a trail system with elevated walkways that will "serve as the last link" in the Scotts Run stream valley park system. The passive park space will be integrated into a publicly-accessible courtyard framed by the three towers and accessed by a "grand staircase" at the northeast corner which "significantly improves upon the prior constrained condition," according to the applicant.

"Galerie designed the project with complete porosity to maximize the use of its facilities by residents, their families and visitors, staff and the public," the filing continues.

Corso Tysons will be developed in two phases, beginning with the East and Center towers along with the corner plaza and landscaped courtyard, followed by the West Tower and stream valley park improvements. Rather than providing on-site affordable units, the applicant is proffering a \$3.00-per-square-foot contribution—approximately \$2.4 million—to the county's housing trust fund.

A planning commission hearing date has not yet been scheduled for the rezoning amendment application.

Office-to-Residential Shift Continues in Reston; 211 Housing Units Proposed in Wiehle-Reston East TSA

Another 200-plus housing units are on the books at underutilized office sites near the Wiehle-Reston East Metro station.

The rezoning proposals—one at Isaac Newton Square and another on Michael Faraday Drive—join more than 1,000 townhome and multifamily units currently entitled, under construction, or recently-completed in the northeast quadrant of Wiehle Avenue and the Dulles Toll Road corridor.

Isaac Newton Square FDPA. Tri Pointe Homes has filed plans for a 119-townhome community at Isaac Newton Square, marking the third residential project proposed at the 32-acre aging office complex. The FDP amendment calls for 57 traditional townhomes and 62 "side-by-side" and "back-to-back" townhomes—"a relatively new product type in Fairfax County," according to attorney Andrew Painter (Walsh Colucci Lubelev & Walsh PC).



Isaac Newton Square N2/W1 RZPA; Illustrative Site Plan

Source: RZPA-2025-HM-00054 - Filing (7/8/2025)

The 7.5-acre site comprises two development blocks (N1/W2) at the northwest corner of the Isaac Newton Square development, which sits generally northwest of the Wiehle Avenue and Sunset Hills Road intersection north of the W&OD Trail. The property is currently occupied by two low-rise office buildings and associated surface parking.