



# City of Fairfax, Virginia

## City Council Work Session

Agenda Item # WS 2

City Council Meeting 10/03/2017

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**TO:** Honorable Mayor and Members of City Council

**FROM:** Robert Sisson, City Manager *RS*

**SUBJECT:** Joint Discussion with the Planning Commission on a request of IDI, Inc. to discuss the submitted application for the redevelopment of the Paul VI site at 10675 Fairfax Boulevard and 10600-10606 Cedar Avenue.

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**ISSUE(S):** Informational Work Session of Planning Commission and City Council to discuss the submitted application for the proposed redevelopment of the Paul VI High School site.

**SUMMARY:** The application was accepted on April 28. Staff has conducted an initial review and provided a Comment Letter to the applicant on June 22. The applicant has reviewed staff comments and seeks additional guidance from the Planning Commission and City Council before proceeding with plan modifications.

The applicant proposes to replace the existing school with a development containing 225 multifamily apartments (including 25 designated for seniors), 220 multifamily condominiums, 110 townhomes, 10,000 sf of commercial space and 24,000 sf of potential community space to be located within a retained portion of the school building. The proposed development is dependent on a Comprehensive Plan Future Land Use Map Amendment, Rezoning to a Planned Development District and a Special Use Permit request.

**FISCAL IMPACT:** Staff estimates an annual increase in net revenue of \$468,000 to \$1,062,000 as a result of the development as currently proposed. A separate fiscal estimate conducted by the applicant is provided in Attachment 6.

**RECOMMENDATION:** Discussion  
**ALTERNATIVE**

**COURSE OF ACTION:** City Council may choose not to conduct the discussion or defer discussion to a future date.

**RESPONSIBLE STAFF/  
POC:** Paul Nabti, Senior Planner  
Jason Sutphin, Community Development Division Chief  
Brooke Hardin, Director, Community Development & Planning

**COORDINATION:** Community Development & Planning      Public Works  
Parks and Recreation      Building Code  
Historic Resources      Police  
Human Services      City Attorney

**ATTACHMENTS:** Staff Report



# CITY OF FAIRFAX

## Department of Community Development & Planning

Zoning Map Amendment (Z-17040060) and Special Use Permit (SUP-17040061)

### WORK SESSION DATE

October 3, 2017

### APPLICANT/ OWNER

IDI Fairfax L.C.

### AGENT

Enrico C. Cecchi  
Manager of IDI

### PARCEL DATA

#### Tax Map ID

◇ 57 1 02 112, 113 & 114

#### Street Address

◇ 10675 Fairfax Boulevard,  
10600 & 10606 Cedar Ave

#### Zoning District

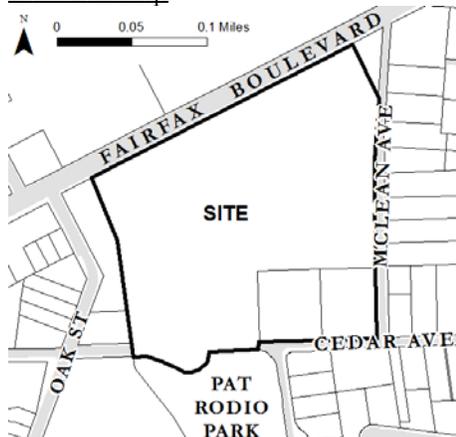
◇ CR – Commercial Retail,  
RM – Residential Medium,  
John C Wood House Historic  
District

### APPLICATION SUMMARY

The applicant requests to rezone the subject site from CR – Commercial Retail, RM – Residential Medium and John C. Wood House Historic District to PDM – Planned Development Mixed Use, to allow development of 225 multifamily apartments (including 25 designated for seniors), 220 multifamily condominiums, 110 townhomes, 10,000 sf of commercial space and 24,000 sf of potential community space to be located within a preserved portion of the original school building.

In addition to the rezoning, the applicant is seeking a Comprehensive Plan Amendment to modify the future land use map designation from Institutional to Mixed Use and a Special Use Permit to allow disturbance to the flood plain. Disturbance in the floodplain will allow the applicant to upgrade an existing stormwater culvert and decrease the extent of the floodplain boundary on the site.

### Location Map



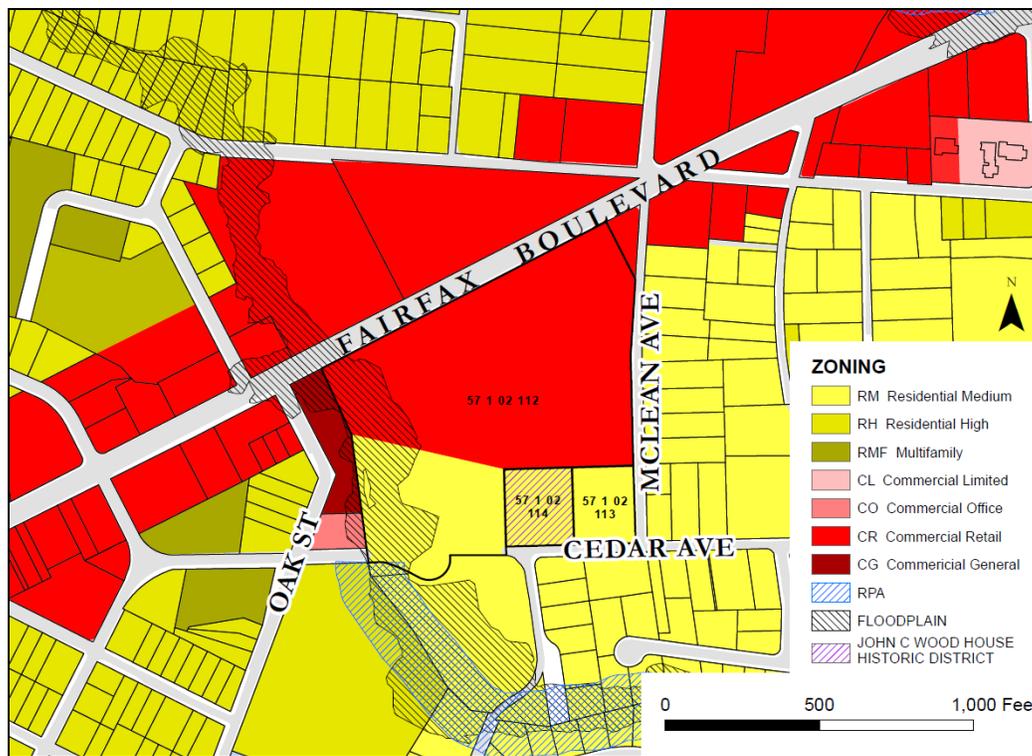
**Background**

The subject site is located within the block bounded by Fairfax Boulevard, Oak Street, Cedar Avenue and McLean Avenue. It is a consolidation of three parcels for a total of 18.50 acres as summarized in Table 1.

Address	Description	Area	Current Zoning
10675 Fairfax Blvd.	Paul VI	16.10 acres	CR – Commercial Retail and RM – Residential Medium
10606 Cedar Avenue	John C. Wood House	1.25 acres	RM – Residential Medium/John C. Wood House Historic Overlay District
10600 Cedar Avenue	Single Family Home	1.15 acres	RM – Residential Medium
<b>Total Area:</b>		<b>18.50 acres</b>	

**Table 1: Parcel Summary**

The parcels that are included within the consolidation for this application, along with their current zoning designations, are shown in Figure 1.



**Figure 1: Existing Zoning**

The current Paul VI property is split zoned with a commercial designation along Fairfax Boulevard and McLean Avenue, encompassing approximately 12.19 acres, and a residential designation closer to Pat Rodio Park, encompassing the remaining 3.91 acres. The other two parcels are entirely zoned with residential designations. In total, 66% of the site is designated as CR – Commercial Retail, with the remaining 34% designated as RM – Residential Medium.

The parcel at 10606 Cedar Avenue is overlaid by the John C. Wood House Historic Overlay District, which provides additional restrictions, including the requirement for a Certificate of Appropriateness issued by the Board of Architectural Review or City Council for any demolition, relocation or alteration of the existing structure on that parcel.

The character of surrounding properties transition from primarily commercial uses along Fairfax Boulevard to primarily single-family residential within the Historic Triangle Neighborhood to the south. Table 2 provides a summary of surrounding land uses.

	<b>Existing Zoning</b>	<b>Existing Land Use</b>	<b>Existing Description</b>	<b>Future Land Use</b>
Site	CR – Commercial Retail, RM – Residential Medium, JCWHOD	Institutional - General, Residential – Single Detached	Paul VI Catholic High School, John C. Wood House, Single Family Residence	Institutional, Residential Low
North	CR – Commercial Retail	Commercial/Retail	The Shops at Fairfax	Business - Commercial
South	RM – Residential Medium	Open Space – Recreation & Historic, Residential – Single Detached	Pat Rodio Park, Historic Triangle Neighborhood	Open Space – Recreation, Residential - Low
East	CR – Commercial Retail, RM - Residential Medium	Commercial/Retail, Residential – Single Detached	Various Commercial, Fairfax Triangle Neighborhood	Residential – Low, Business - Commercial
West	CO - Commercial Office, CG – Commercial General	Commercial/Office	Fast Food, Child Care	Business-Commercial, Transitional

**Table 2: Surrounding Property Descriptions**

The site is located along the “West Connector” (generally encompassing the area between Kamp Washington and Northfax) as identified in the Fairfax Boulevard Masterplan Vision and Summary appendix of the Comprehensive Plan and shown in Figure 1-2.

**Proposal History**

In October 2015, it was announced that the Diocese of Arlington had selected the IDI Group Companies (IDI) as the master developer for the Diocese-owned Paul VI High School (Paul VI) site. The Diocese had previously announced its intention to relocate the high school to a property in Loudoun County. IDI was tasked by the Diocese with creating a development plan for the existing site and obtaining the necessary zoning approvals. IDI began meeting with stakeholders and held community meetings in February and March 2016 to gather initial feedback from the community and identify planning principles.

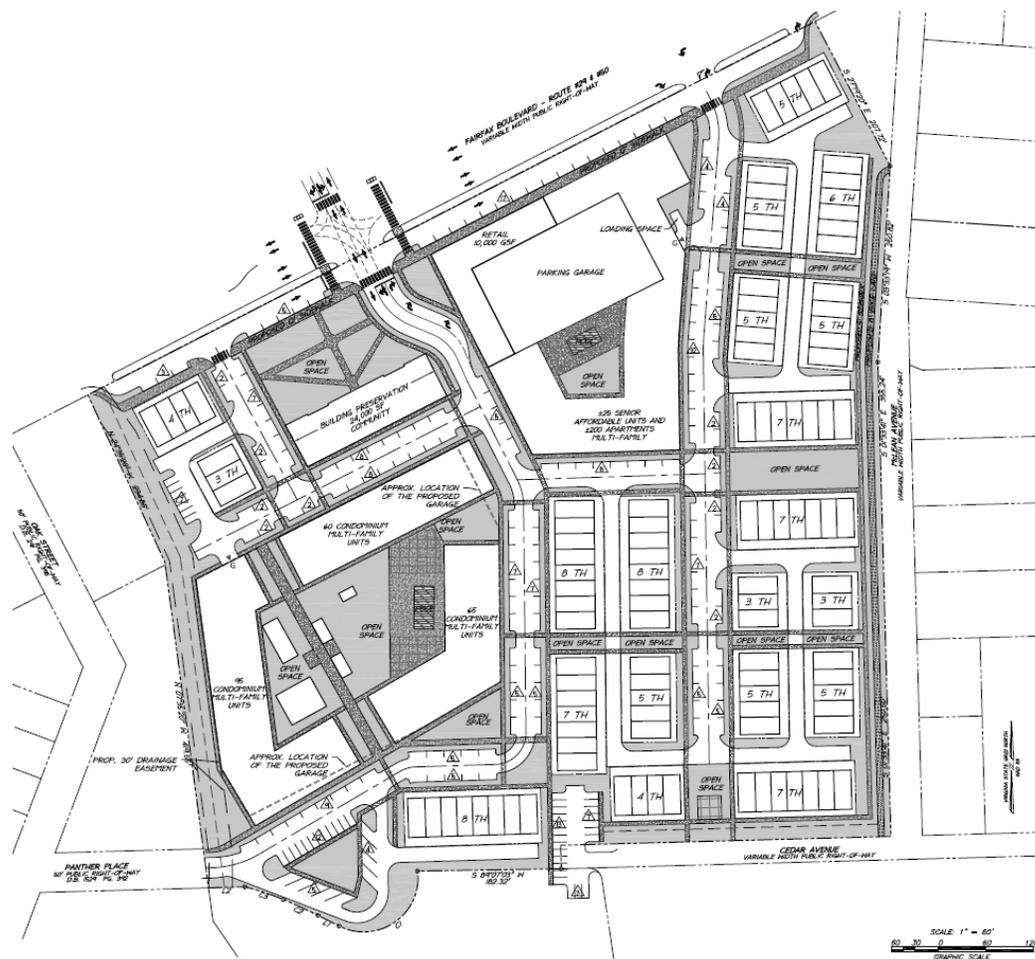
In September 2016, the applicant team presented two plan concepts to City Council and held community meetings regarding those concepts in October. Both schemes proposed a mixture of townhomes, multifamily apartments, multifamily condominiums and some commercial space/community space and included demolition of the John C. Wood House. The layout for both of these schemes was generally consistent with the guiding factors presented at a community meeting in

March 2016. Among others, these factors included a potential street and pedestrian access network, and prescribed land use intensities. The primary difference between the two schemes was that the original portion of the existing school building (approximately 24,000 square feet) was retained at it's current location in one scheme and was demolished with a reproduction building proposed elsewhere on the site in the other scheme.

An application was officially filed in April 2017, primarily based on the scheme that retained the original portion of the school building at it's current location. Staff conducted an initial review and a comment letter was sent to the applicant in June 2017. The applicant requested this work session to gather feedback from the Planning Commission and City Council on the submitted plan.

**Proposal Summary**

The submitted application includes as total of 550 residential units, 10,000 square feet of retail space and 24,000 square feet of un-programmed community space. The plan, as shown in figure 2, is generally consistent with the concept plan presented to City Council at the September 2016 work session that proposed retaining and modifying the original portion of the school building at it's current location and is based on the guiding factors presented at a community meeting in March 2016. Among others, these factors included a potential street and pedestrian access network and prescribed land use intensities.



**Figure 2: Submitted Site Plan**

Table 3 provides a summary of the uses proposed in the submitted plan.

Townhomes	110
Multifamily Apartment Units	200
Multifamily Condo Units	220
“Senior Affordable” Housing	25
<b>Total Residential Units</b>	<b>555</b>

Retail Area	10,000 sf
Community Area	24,000 sf
<b>Total Non-Residential Area</b>	<b>34,000 sf</b>

**Table 3: Program Summary**

## **REQUESTS**

In order to fully execute the aforementioned improvements, the applicant proposes the following land use requests for City Council action:

- **Rezoning** CR – Commercial Retail, RM – Residential Medium and John C Wood House Historic District to PDM - Planned Development Mixed Use;
- **Special Use Permit** to allow disturbance in the floodplain; and
- **Comprehensive Plan Amendment** to change the Future Land Use Map from Institutional to Mixed Use.

These land use requests are subject to change based on further analysis by staff and design modifications to the proposal.

## **ANALYSIS**

The purpose of the applicant’s request for this work session is to gain feedback from the City Council and Planning Commission on the proposed development. Staff has conducted an initial review of the proposal and provided a comment letter to the applicant based on guidance from the Zoning Ordinance, Comprehensive Plan and other current City goals and policy. A summary of this review is provided in Attachment 1, organized into the following general categories: land use, scale, circulation, historic resources, natural resources and parks and open space.

**ATTACHMENTS**

1. Analysis
2. Application
3. Proposed plans and elevations
4. Statement of Support
5. Traffic impact study
6. Applicant fiscal impact analysis
7. Floodplain study

**PREPARED BY:**

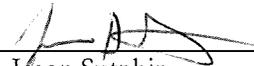


Paul Nabti, AICP  
Planner

9/27/17

DATE

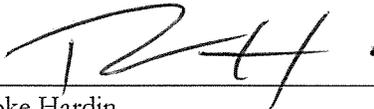
**REVIEWED AND APPROVED:**



Jason Sutphin  
Community Development Division Chief

9/27/17

DATE



Brooke Hardin  
Director, Community Development & Planning

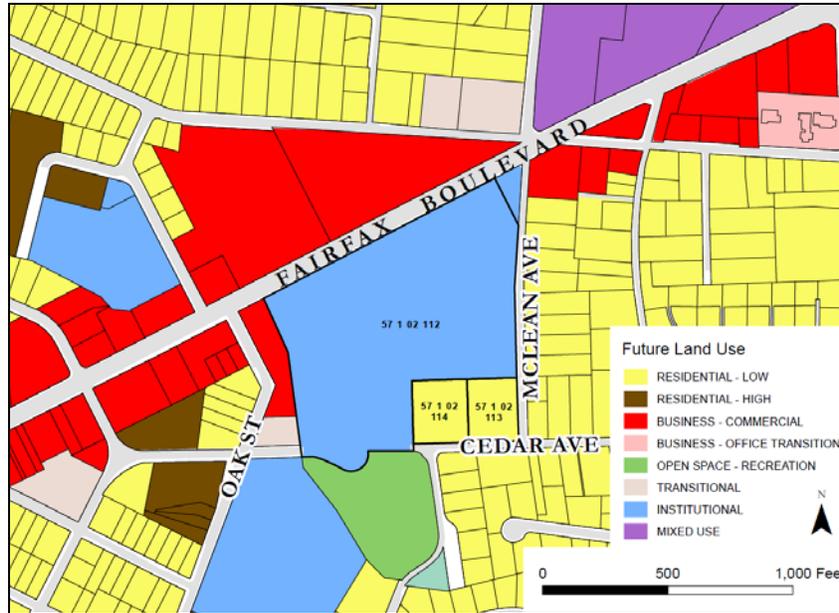
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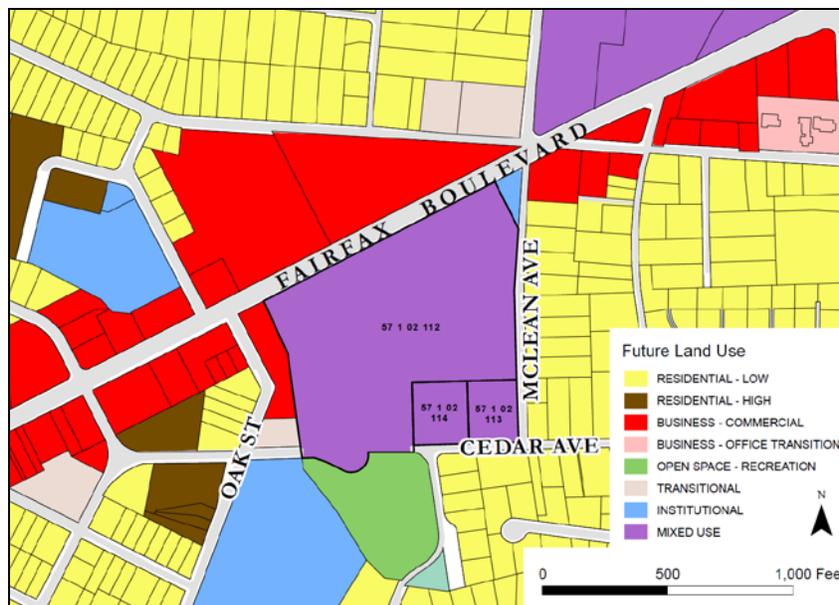
# ATTACHMENT 1. WORK SESSION ANALYSIS

## Land Use

The existing school property is designated as Institutional on the Comprehensive Plan Future Land Use Map and the two single family parcels are designated as Residential – Low as indicated in Figure 1-1A. The relocation of the existing school was not anticipated at the time that the current Comprehensive Plan was adopted. The applicant requests a Comprehensive Plan Amendment to change the designation of the site on the future land use map from Institutional and Residential – Low to Mixed Use, as shown in Figure 1-1B in order to allow the proposed development to be reviewed based on the Comprehensive Plan Guidance for Mixed Use land use designations.

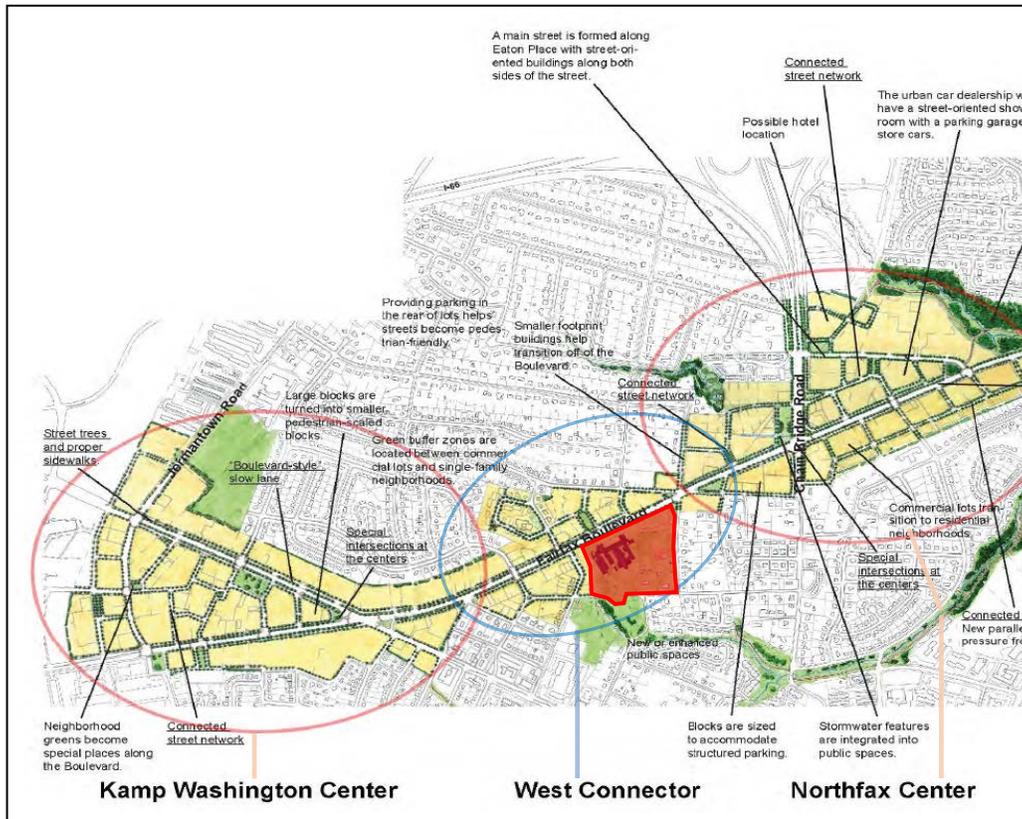


**Figure 1-1A: Future Land Use**



**Figure 1-1B: Applicant's Proposed Future Land Use**

With a location directly fronting onto Fairfax Boulevard, guidance for the site is further provided through the Fairfax Boulevard section of the land use chapter and by the Fairfax Boulevard Vision Summary as provided in Appendix D of the Comprehensive Plan. All areas along the Fairfax Boulevard corridor are either defined as “Centers” or “Connectors” with Centers being targeted for relatively higher intensity, pedestrian oriented development and Connectors targeted for more moderate intensity development with appropriate transitions to adjacent neighborhoods. This site is located in the West Connector generally encompassing the area between Kamp Washington and Chain Bridge Road, as shown in Figure 1-2.



**Figure 1-2: Site location along the Fairfax Boulevard corridor**

Although the site is not located in one of the “Center” specifically identified in the Comprehensive Plan, the applicant makes an argument in the Statement of Support that the subject property bears characteristics more similar to that of a “center” rather than a “connector” as described in the Comprehensive Plan primarily due to the depth and overall size of the site. Staff generally does not support this claim because the site is not adjacent to “special intersections” as identified in the Comprehensive Plan, which would provide access to more than one arterial, and because the site is not buffered from surrounding single-family residential neighborhoods, as most of the identified Centers are. While some flexibility should be afforded due to the overall size and depth of the site, staff review of the application is generally based on guidance from the Comprehensive Plan for “connectors” as opposed to “centers”, as cited below:

Connectors: Connectors should take the form of a linear, aesthetically enhanced boulevard. Most of these areas do not have the proper depth or potential for unified, coordinated development. Their focus would be on lower scale buildings (predominantly 1 to 3 stories) with emphasis on accessibility, improvements in architectural and site design, and appropriate “interface” between the commercial boulevard and existing neighborhoods, such as appropriate land use transitions and green space buffers. [Comprehensive Plan page 169]

Future development along Fairfax Boulevard is primary envisioned as commercial in the Comprehensive Plan as stated below:

Appropriate land uses along the corridor are primarily commercial, with opportunities for substantial levels of development in key areas. The mix and design of future development and redevelopment along the Fairfax Boulevard corridor should support the City's vision for its economic future and reflect the importance of this centrally located area within the region. [Comprehensive Plan page 169]

The applicant's request for a Comprehensive Plan Amendment to change the designation for the site on the Comprehensive Plan Future Land Use Map from Institutional and Residential - Low to Mixed Use is not consistent with the recommendations for Connectors along the Fairfax Boulevard corridor as provided above. If an amendment from the current designation is supported, staff recommends the Future Land Use Map be amended in a manner generally consistent with the prevailing land use pattern in the adjacent area. Appropriate land use designations would include Business – Commercial for areas closest to Fairfax Boulevard which is consistent with the designation of other properties in the “connectors” and would support smaller scale commercial uses. Stand-alone residential uses are not supported along the Fairfax Boulevard frontage. All other areas of the site should provide a land use designation to allow appropriate transitional uses, such as moderate density residential uses, between the commercial frontage along Fairfax Boulevard and existing residential neighborhoods.

The Comprehensive Plan does provide guidance for situations where residential uses may be considered within the context of the Fairfax Boulevard Masterplan Vision as provided below:

**Component of Unified Mixed Use Project:** The Future Land Use map identifies the three locations along the Boulevard where Mixed Use is identified as being appropriate. Those locations, or Centers (Fairfax Circle, Northfax, and Kamp Washington), are envisioned as being coordinated developments containing a mix of commercial, residential, and institutional uses. Often in such mixed use projects, a residential component is desirable in order to realize the full benefits of the commercial component. In such cases where a unified development is planned for one of the mixed use Centers shown on the Future Land Use map, a residential component may be considered as part of the development, and would be in concert with the tenets of the Fairfax Boulevard Master Plan Vision and Summary.

**Replacement of an Undesirable Use:** Certain current land uses within the City are considered undesirable due to an unattractive appearance or other negative externalities. In cases where the elimination of an undesirable use can be considered of primary importance, consideration should be given to supporting residential as the primary land use. However, extreme care must be taken to ensure that residential uses complement the general commercial nature of the Fairfax Boulevard corridor [Comprehensive Plan pages 169-170].

The site is not located in an area designated as a Center in the Comprehensive Plan and the existing school would not likely be considered an undesirable use as defined above. Despite this, the size of the site is unique among properties located within the Connectors along Fairfax Boulevard and the proposal as presented could be considered a “unified mixed use project” which may justify incorporation of residential uses.

*While staff believes that some flexibility should be afforded to the applicant due to the overall size and depth of the site, staff believes the submitted application should generally be reviewed based on Comprehensive Plan guidance for Connectors along the Fairfax Boulevard corridor, as opposed to Centers.*

The applicant’s proposal to amend the future land use map from “Institutional” and “Residential – Low” to “Mixed Use” is not consistent with the recommendations for connectors along the Fairfax Boulevard corridor. Staff believes that any amendments to the Comprehensive Plan land use designation should be generally consistent with the prevailing land use pattern in the adjacent area. Appropriate land use designations on the Future Land Use Map should include Business-Commercial along Fairfax Boulevard and land use designations provided for all other areas of the site to allow appropriate transition between the commercial frontage along Fairfax Boulevard and existing residential neighborhoods.

Staff seeks further discussion from the City Council and Planning Commission regarding the applicant request for an amendment to the Comprehensive Plan Future Land Use Map designation and appropriate land uses for the site.

**Scale**

**Density:** Although the Comprehensive Plan does not specifically recommended densities for the various types of potential uses along the Fairfax Boulevard Corridor, the descriptions for recommended building height locate the highest intensity uses within the three “Centers” with more moderate intensities would occurring within the “Connectors”. Since the incorporation of the Fairfax Boulevard Vision and Summary into the Comprehensive Plan, there have been two land use approvals for mixed-use/multifamily developments within “Centers”. No proposals for development with residential uses within Connectors have been approved to date. Other recently approved residential developments with multifamily components have had varying densities, reflective of their locations within the City. For the purpose of comparison, the overall residential densities for all recently approved multifamily residential development applications as compared to the subject proposal are provided in Table 1-1.

Project	Site Area	Number of Units	Residential Density/Acre	Non-Residential Area	Comprehensive Plan Area Designation
Paul VI Redevelopment	18.51 acres	555	29.98	34,000	Fairfax Boulevard Connector
Fairfax Circle Plaza	9.18 acres	400	43.57	88,000	Fairfax Boulevard Center
Novus Fairfax Gateway	8.32 acres	403	48.44	29,000	Fairfax Boulevard Center
Mount Vineyard	6.11 acres	132	21.60	0	Undesignated Main Street
The Enclave	3.76 acres	80	21.28	0	Undesignated Pickett Road
Layton Hall	7.81 acres	360	46.09	0	Transition District

**Table 1-1: Comparison of approved developments**

**Height:** The submitted plan indicates building heights of up to five stories for the two multifamily buildings at the core of the site, and as low as two stories for the preserved or rebuilt portion of the school. Building heights for the townhomes are not presented in the plans. The proposed height of 4 to 5 stories conflicts with the Comprehensive Plan language cited on Page 6 of this memo which recommends 1 to 3 stories along Fairfax Boulevard “Connectors”. It should be noted that this height recommendation is based on typical commercial lot sizes along Fairfax Boulevard, which are somewhat smaller than the subject site. The zoning ordinance also permits a height of 5 stories or 60 feet in the CR – Commercial Retail district, which is the predominant zoning classification for properties along the length of Fairfax Boulevard.

*While staff believes that some flexibility should be afforded to the applicant due to the overall size and depth of the site, the building height recommendation of 1 to 3 stories in connectors should be strictly adhered to in areas of the site that are closer to existing single-family neighborhoods. Staff does not support the overall proposed density of 29.98 dwelling units per acre as it does not allow for adequate transition to existing single-family neighborhoods adjacent to the site.*

## **Circulation**

**Vehicular Network:** Vehicular access is provided to the site through an existing access point from Oak Street and multiple access points along Fairfax Boulevard. No vehicular connections are proposed between the site and McLean Avenue, Cedar Avenue or Keith Avenue. With no vehicular access from the east, vehicular accessibility is not improved on that side of the site. In addition, the lack of any access points on that side of the site are in conflict with the requirements of the Subdivision Ordinance, which requires a maximum block length of 600 feet. The overall block length along McLean Avenue between Fairfax Boulevard and Cedar Avenue is over 1,100 feet. The block length between McLean Avenue and Oak Street along the southern property line is over 1,000 feet.

Along Fairfax Boulevard, access is provided to the existing signalized intersection across from Boulevard Shopping Center (Petco). A Boulevard style slow-lane is provided along the length of the Fairfax Boulevard frontage for the site. The Comprehensive Plan suggests that slow lanes should be considered along Fairfax Boulevard in certain circumstances as stated below:

Slow lanes (with on-street parking), separated from the main travel lanes by landscaped medians, while not intended to be a consistent feature throughout the corridor, they should be considered within or adjacent to portions of the Centers if the nature of adjacent redevelopment activity is such that those features would be appropriate [Comprehensive Plan, page 126].

Although the site is not located within an area designated as a Center, the size of the site and the nature of the development proposal lend themselves to inclusion of slow lanes. The benefit of slow lanes in this situation is that they allow for on-street parking that improves access to retail and provide a buffer between the streetscape, including open spaces on the site and traffic along Fairfax Boulevard. While the presence of a slow-lane is generally supported, staff has identified safety issues and impacts to signal timing that may need to be addressed through physical modifications to the design of the slow-lane.

*Staff believes the internal vehicular circulation network is generally in conformance with the Comprehensive Plan for development in Fairfax Boulevard Connectors with the exception of the lack of connection on the eastern side of the site. Further, the lack of a connection to McLean Avenue, Cedar Avenue and/or Keith Avenue is inconsistent with the requirements of the Subdivision Ordinance. Staff believes the incorporation of a “slow lane” along Fairfax Boulevard is in conformance with the Comprehensive Plan, provided that modifications are provided to address safety and circulation concerns.*

**Pedestrian Network:** With internal streets designed with narrow cross sections, on street parking, landscaping and other pedestrian amenities, the overall vehicular network in the proposed plan generally accommodates pedestrians as well. In addition, internal open spaces and mid-block pedestrian accessways provide additional connections for pedestrians, including direct connections to the street network east of the site. A shared use path is proposed along McLean Avenue as supported in the Comprehensive Plan trails map (page 89). The overall pedestrian network supports additional linkages between adjacent neighborhoods, open spaces and commercial areas as supported in Comprehensive Plan strategy T-7.2.1 cited below:

**T-7.2.1 Examine roadway segments near schools, churches, parks, shopping areas, and neighborhoods to provide safe pedestrian routes.**

At appropriate locations along the City’s streets, the provision of sidewalks, trails, pedestrian signals and crosswalks will help facilitate the safe travel of pedestrians. It is especially critical to connect residential areas with one another and with public facilities, businesses and services that residents need. [Comprehensive Plan, page 133]

In general, pedestrian accessible accessways within the site create block faces that range from 200 feet to 500 feet in length. These dimensions are consistent with existing block lengths in Old Town Fairfax and at recently approved mixed-use developments at Fairfax Circle Plaza and Novus Fairfax Gateway and are considered appropriate for pedestrian oriented environments. Despite this, staff has requested that the applicant make some improvements to the pedestrian network, including the following:

1. Adjusting the trail along McLean Avenue to avoid forcing users on to the street at the ends and providing direct connections to McLean Avenue;
2. Adding a multi-use trail along Fairfax Boulevard;
3. Extending the proposed McLean Avenue trail west along Cedar Avenue;
4. Improving connections to Pat Rodio Park;
5. Providing a landscaped area between sidewalks and adjacent residential buildings where not provided.

*Staff believes the pedestrian network provided in the submitted plan is appropriate with some refinement, and encourages the applicant to continue to base the pedestrian network on the principles stated above as the plan is refined.*

Parking: Parking is provided through a combination of parking structures, on-street parallel spaces, individual garages and in some cases, small surface lots. The applicant proposes to meet the parking requirements of the Zoning Ordinance for the townhomes, commercial space and community space. They are requesting a modification to allow a reduction in the parking requirement of the multifamily uses (condominiums and apartments). Parking for all residential uses would be provided in shared or individual garages. Parking for all other uses is provided with parallel on-street spaces or in surface lots. The applicant proposes to provide 74 surface spaces in addition to those spaces that are counted toward the parking requirements. Approximately 50 of these spaces are identified on the plan for users of Pat Rodio Park. The overall proposed parking ratios are provided in the table below:

Use Type	Quantity	Requirement Ratio	Parking Required	Parking Provided	Percent of Requirement
Multifamily Apartment	225 units	1.78/unit*	401	345	86%
Multifamily Condominium	220 units	1.76/unit*	418	352	84%
Townhomes	110 units	2.0/unit	220	220	100%
Commercial Space	10,000 sf	1/200 sf	50	50	100%
Community Space	24,000 sf	1/300 sf	80	80	100%
Other Parking			0	74	NA
<b>Total</b>			<b>1,169</b>	<b>1,121</b>	<b>96%</b>

\*Multifamily parking requirements are based on the number of bedrooms in each unit. See Table 1-3 for parking requirement calculations for multifamily units.

**Table 1-2: Proposed Parking Ratios**

Parking requirements for multifamily units are calculated based on the number of bedrooms in each unit with 1.5 spaces required for each one-bedroom unit and 2.0 spaces required for each two-bedroom unit. A

breakdown of the parking requirement calculations for multifamily units is provided in Table 1-3. A ratio of 1.6 parking spaces per unit has been approved for several recent multifamily developments within the City, including condominiums and townhomes, though no supporting data has been provided to confirm that this parking ratio would be sufficient to serve the multifamily uses in this application.

<b>Apartments</b>	<b>Quantity of unit type</b>	<b>Spaces per unit required</b>	<b>Total Spaces Required for Unit Type</b>
1 Bedroom Units	98	1.5	147
2 Bedroom Units	102	2.0	204
Senior Units (2 Bedroom)	25	2.0	50
<b>Total</b>	<b>225</b>	<b>1.78</b>	<b>401</b>
<b>Total Provided</b>		<b>1.53</b>	<b>345</b>

<b>Condominiums</b>	<b>Quantity of unit type</b>	<b>Spaces per unit required</b>	<b>Total Spaces Required for Unit Type</b>
1 Bedroom Units	44	1.5	66
2 Bedroom Units	176	2.0	352
<b>Total</b>	<b>220</b>	<b>1.76</b>	<b>418</b>
<b>Total Provided</b>		<b>1.6</b>	<b>352</b>

**Table 1-3: Multifamily Parking Ratios**

*Staff does not have enough information on parking quantities to provide a recommendation on requested parking reductions for multifamily uses at this time.*

**Historic Resources**

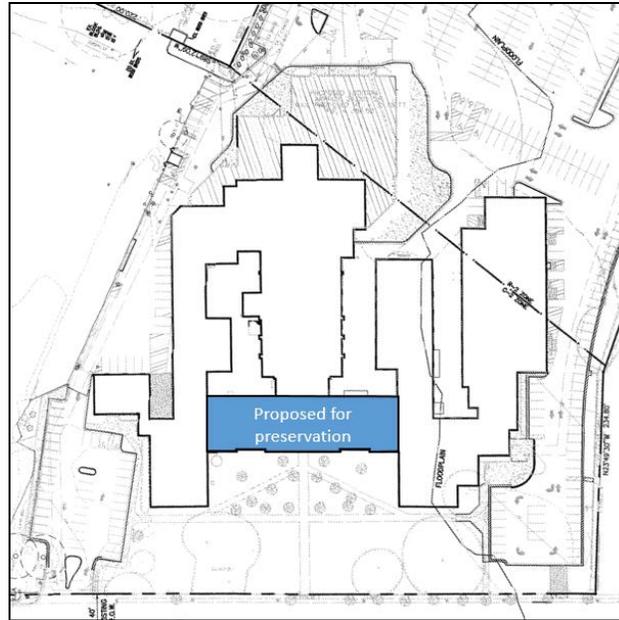
Although there are no structures on the site that are currently included on the National Register of Historic Places, the site does include Paul VI High School (formerly Fairfax High School) and the John C. Wood House. The John C. Wood House is located within the John C. Wood House Historic Overlay District. Paul VI High School is not included within a historic overlay district as defined by the Zoning Ordinance. The original portion of Paul VI High School was constructed in 1935 and contains exemplary architectural elements of that time period. The Comprehensive Plan seeks further protection of these types of buildings through the following Historic Resources Strategy:

**HR-1.8 Seek National Register nomination of additional historic resources, as appropriate.**

The City should support individual property owners in seeking National Register designation for their properties. In addition, the City should initiate designation for publicly held properties, as appropriate. Examples of sites that may now or soon meet the designation criteria include Paul VI High School (formerly Fairfax High School), the Farr property, the Sisson House (currently used for School Board and Voter Registrar offices) on the City Hall grounds, and a potential residential historic district in the Fairfax Triangle area. [Comprehensive Plan page 114]

The applicant proposes to retain and modify the original center portion of the high school for adaptive reuse (area shaded in Figure 1-3). Since construction of that portion of the building, multiple additions and modifications have occurred. It is anticipated that substantial restorative work and modifications would be required to the structure in order to preserve it. An adaptive reuse study and historic structures report on the

building by a qualified architect specializing in historic architecture has not yet been submitted. Such a report is required to ensure that the building could be modified without substantial alteration to the exterior integrity and would address whether the multiple additions to the building are contributing elements. Substantial alteration and demolition could result in the remaining portion of the building being ineligible for inclusion in the National Register of Historic Place.



**Figure 1-3: Building area proposed for preservation**

In the submitted Statement of Support, the applicant indicates that an understanding could be considered to allow the City to have control of the retained school building for an undetermined use, though the applicant does not propose to improve the interior of the building. The applicant has not proposed any alternative uses of the building should applicant and the City choose not to negotiate and enter into a formal agreement.

The applicant proposes to demolish the John C. Wood House as a part of the submitted plan, and requests that the John C. Wood House Historic Overlay District be removed. This district was established by City Council in 2010 on the site of the former home of John C. Wood, the first Mayor of The City of Fairfax based on the following criteria:

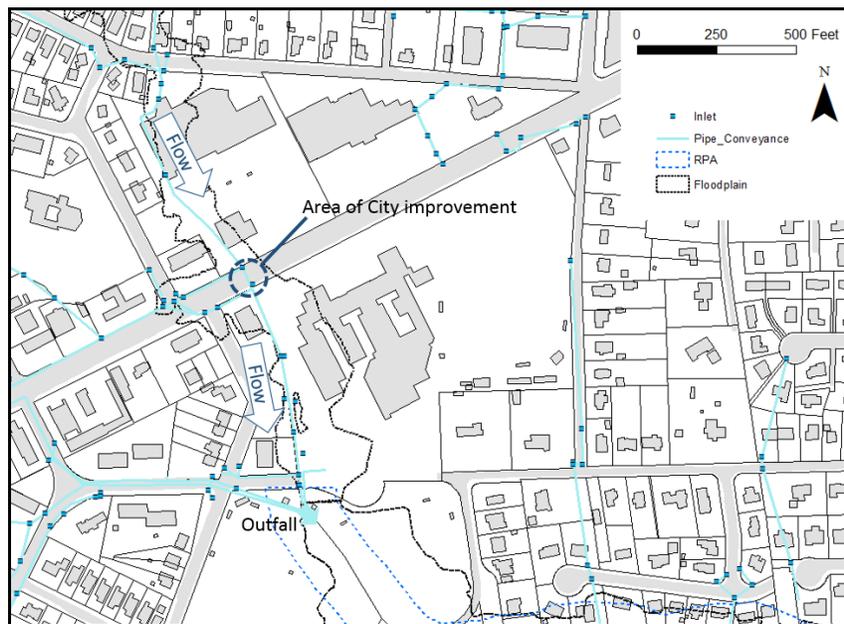
1. The age of the building and its ties to the Cedar Avenue neighborhood, which is the oldest residential subdivision in the City;
2. The association with the honorable John C. Wood, a prominent local figure.

Staff is not aware of any additional studies of the house that have been conducted since the overlay district was established in 2010. The overlay district places local protection on the property, which requires approval by the Board of Architectural Review or City Council for alteration or demolition of the building. The applicant has not submitted a historic structures report or any justification for removal of the district to date. The Comprehensive Plan does not provide guidance on the deletion of Historic Overlay Districts.

*Staff does not have enough information to assess the viability of the applicant's proposal to preserve the original portion of the school building. Staff does not support the applicant's proposal to demolish the John C. Wood House or remove the John C. Wood House Historic District based on the information that has been submitted to date.*

**Natural Resources:**

**Stormwater:** Much of the western portion of the site is located in the floodplain as shown in Figure 1-4. The City has recently constructed stormwater improvements project at the intersection of Fairfax Boulevard and Oak Street, which is located upstream from, but would have a minimal impact on the site. If the applicant intends to maximize development potential in this portion of the site, further improvements for the length of the stormwater pipe that runs along the western property line will be necessary in order to remove or reduce the floodplain on the site. The applicant intends to make such improvements in order to apply for and receive a Letter of Map Revision (LOMR) from FEMA to official modify the boundaries of the floodplain based on stormwater improvement on the site. The applicant has applied for a Special Use Permit for disturbance in the floodplain to allow them to make the improvements that would modify the floodplain boundary, as well as a Conditional Letter of Map Revision (CLOMR) from FEMA. Issuance of a CLOMR from FEMA is required before the Special Use Permit can be considered by City Council.



**Figure 1-4: Existing Floodplain Conditions**

The applicant intends to file a financing proposal regarding stormwater improvements on the subject site, including requests for monetary support from the City or reductions in utility tap fees based on the existing condition of the facility and the suggestions that improvements are needed to the drainage regardless of the subject application. Any financial commitment by the City would require separate action from City Council and would not be associated with land uses actions in the subject application. It should be noted that replacement of this structure has not been included in the City budget to date. In addition, a City sponsored improvement to such structures would not include adding capacity, which the applicant is dependent on to reduce the extent of the flood plain.

*Staff is awaiting a modified floodplain study from the applicant and issuance of a CLOMR from FEMA before providing a recommendation on the proposed modifications to the floodplain boundary and the Special Use Permit for disturbance in the floodplain.*

Tree Preservation: The following two environmental strategies from the Comprehensive Plan should be considered as the site design for this proposal is refined:

**ENV-1.1 Continue to enforce and refine the City’s regulations that require new development to preserve existing natural features to the extent practical.**

Special protection is provided for trees, floodplains, and watersheds through zoning regulations. Although it is not possible to develop wooded property without removing trees, significant stands of trees should receive considerable attention in the development review process to ensure that all practical and reasonable attempts at preservation have been made. Through the review of development plans and in the process of negotiated rezoning, special use permit and special exception requests, the City can ensure that natural resources are protected.

**ENV-1.2 Encourage planned development that maximizes the retention of natural features.**

Conventional development often results in the destruction of a site’s natural features. Sites are often completely denuded of tree cover, the topography is leveled, and streams are piped and covered. Planned developments, however, can be used to encourage buildings, roads and utilities to be arranged in clusters, resulting in the preservation of significant natural features. [Comprehensive Plan, page 33]

The majority of the school site has been disturbed with buildings, parking and athletic fields, though the submitted tree survey indicates the presence of some significant trees along the periphery of the site and particularly on the two single family lots along Cedar Avenue that are included within the site. The applicant does not propose preservation of any existing trees on the site.

*Staff recommends that the site plan be revised to accommodate significant trees or stands of trees that can contribute toward aesthetic appeal, screening, shade, or other benefit to the site or surrounding community.*

**Parks and Open Space:**

On-Site Open Space: The submitted plan provides a mixture of publicly accessible open spaces, private open spaces and linear open spaces along accessways and rights of way. The Fairfax Boulevard Master Plan Vision and Summary provided in Appendix D of the Comprehensive Plan particularly encourages the inclusion of “new and enhanced public spaces” and “green buffer zones located between commercial lots and single family neighborhoods”.

For any of the Planned Development districts, as the application seeks to be rezoned, the Zoning Ordinance only considers “usable open space” which is defined based on certain parameters, to count toward open space requirements. The applicant submitted plan does not meet the minimum 20 percent open space area that is required for the site because areas used in that calculation do not meet the definition of “usable open space” as provided in the Zoning Ordinance. Staff estimates the area of the proposed plan that meets this definition encompasses just under 16 percent of the total site area. A summary of the applicant’s calculation of open space compared to the staff calculation of open space is provided in Table 1-4.

	<b>Applicant Calculation</b>	<b>Staff Calculation</b>
Total Site Area	806,332 sf	806,332 sf
20% Open Space Requirement	161,266 sf	161,266 sf
Area Provided	240,000 sf	127,815 sf
Percent Provided	30%	16%
Numeric Difference	78,734	<b>-33,451</b>

**Table 1-4: Open Space Calculations**

*Staff supports the general concept of a network of open spaces, including larger open space, linear open space and pocket parks, as included in the submitted plans, though the plan should be modified so that “usable open space” as defined in the Zoning Ordinance, covers at least 20% of the total site area.*

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APR 18 2017

Community Dev & Planning

Application No. \_\_\_\_\_

CITY OF FAIRFAX  
PLANNED DEVELOPMENT APPLICATION

I/We IDI Fairfax, L.C. by Enrico C. Cecchi, Manager of IDI Manager, L.C., Manager  
(Name of applicant) (Authorized agent's name and relationship to applicant)

a corporation / general partnership / limited partnership / sole proprietorship/individual (circle one) which is the limited liability company

property owner / contract purchaser / lessee (circle one) master developer

of Lots 112, 113, 114, Block 57-1, Section 02 of the \_\_\_\_\_ Subdivision containing 806,332 (Sq. Ft.) on the premises known as

Paul VI High School requests that the property currently zoned CR, RM be rezoned to PD-M. This property is recorded in the land records of Fairfax County in the name of

Catholic Diocese of Arlington, 10675 Fairfax Blvd., 10600 & 10606 Cedar Ave. in Deed Book 5784, Page 1821.\*

(Name and address of subject property) \*Deed Book 6146, Page 146, and Deed Book 13634, Page 139.\*

I certify that I have read and understand my application to comply with Zoning Ordinance Section 6.2.3.C Application Requirements, which states:

1. An application shall be sufficient for processing when it contains all of the information necessary to decide whether or not the development as proposed will comply with the applicable requirements of this chapter.
2. The burden of demonstrating that an application complies with applicable review and approval criteria is on the applicant. The burden is not on the city or other parties to show that the standards or criteria have not been met.
3. Each application is unique and, therefore, more or less information may be required according to the needs of the particular case. Information needs tend to vary substantially from application to application and to change over time as result of code amendments and review procedure changes. Staff has the flexibility to specify submission requirements for each application and to waive requirements that are irrelevant to specific situations. The applicant shall rely on the review official as to whether more or less information should be submitted."

[Signature]  
(Signature of applicant or authorized agent)

MANAGER  
(Title or relationship)

Address 1700 N. Moore St., Suite 2020, Arlington, VA 22209 Phone (703) 558-7348

Email ECecchi@idigroup.com

STATE OF VIRGINIA to-wit:

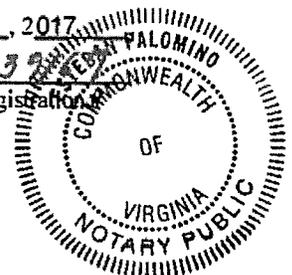
I, the undersigned, a Notary Public in and for the State aforesaid, whose commission as such will expire on the 31st day of December, 2018, do hereby certify that this day personally appeared before me in the State aforesaid Enrico C. Cecchi, Manager of IDI Manager, L.C., Manager of IDI Fairfax, L.C.  
(Name) (Title)

whose name(s) is (are) signed to the foregoing and hereunto annexed agreement bearing date of the \_\_\_\_\_ day of April, 2017, and acknowledged the same before me.

GIVEN under my hand and seal this 13th day of April, 2017.

[Signature]  
Notary Public

Registration # \_\_\_\_\_



**THE FOLLOWING MUST BE COMPLETED BY THE PROPERTY OWNER**

I/We Catholic Diocese of Arlington by Most Rev. Michael F. Burbidge, Bishop hereby certify that the applicant named above has the authority vested by me to make this application.

Michael F. Burbidge

(Signature of owner or authorized agent)

Bishop

(Title or relationship)

Address 200 N. Glebe Rd., Suite 914, Arlington, VA 22203

Phone: (703) 841-2500

STATE OF VIRGINIA to-wit:

I, the undersigned, a Notary Public in and for the State aforesaid, whose commission as such will expire on the 31st day of December, 2017, do hereby certify that this day personally appeared before me in the State aforesaid Most Rev. Michael F. Burbidge, Bishop  
(Name) (Title)

whose name(s) is (are) signed to the foregoing and hereunto annexed agreement bearing date of the \_\_\_\_\_ day of April 12, 2017, and acknowledged the same before me.

GIVEN under my hand and seal this 12th day of April, 2017.

Bonny Rinjen, 7567781  
Notary Public Registration #



*I was commissioned a notary public as Bonny Chong - Wai Wong.*

**FOR OFFICE USE ONLY**

Proposal filed: \_\_\_\_\_ Received by: \_\_\_\_\_

Fee Paid: \_\_\_\_\_ Receipt No: \_\_\_\_\_

Previous Cases: \_\_\_\_\_

Current status of business license and fees: IOI Fairfax does not exist in our system

Treasurer: Paul IV & Catholic Diocese are current in taxes for this property.

Commissioner of Revenue: The Property owner has no filing.

due this office. The Developer IOI Fairfax LC must meet the filing requirements of this office prior to beginning business. Jada Highway 4-28-17

*Received by the [Signature] 4-28-17*



Application #: \_\_\_\_\_  
Receipt #: \_\_\_\_\_

**LAND USE APPLICATION**

- NON REFUNDABLE FEE -

Special Use    Special Exception    Variance    Amendment    Renewal

**1. PROPERTY LOCATION INFORMATION**

10675 Fairfax Blvd.;  
Property Address 10600 & 10606 Cedar Avenue Tax Map # 57-1-02-112, 113 and 114  
Project Name Paul VI High School Project Description Redevelopment of existing private school property with a mixed use development in conjunction with a concurrent rezoning application and comprehensive plan map amendment. A special permit is required for a modification to the Floodplain.

**2.  APPLICANT or  AUTHORIZED AGENT INFORMATION (check as appropriate)**

Applicant Name IDI Fairfax, L.C. (circle one) Corporation / Gen Partnership / Ltd Partnership / Sole Proprietorship / Individual LLC  
Applicant Address 1700 N. Moore St., Suite 2020, Arlington, VA 22209  
Phone (o) (703) 558-7348 (c) \_\_\_\_\_ Email \_\_\_\_\_  
Applicant or Authorized Agent Signature [Signature]  
Relationship to project (circle one): Property owner / Contract purchaser / Lessee / Agent MASTER DEVELOPER

**3. APPLICANT CERTIFICATION STATEMENT** Section 110-6.2.3

I certify that I have read and understand my application to comply with Zoning Ordinance Section 6.2.3 which states that an application shall be sufficient for processing when it contains all of the information necessary to decide whether or not the development as proposed will comply with the applicable requirements of this chapter; that the burden of demonstrating that an application complies with applicable review and approval criteria is on the applicant; that each application is unique and, therefore, more or less information may be required according to the needs of the particular case; that staff has the flexibility to specify submission requirements for each application and to waive requirements as appropriate; and that the applicant shall rely on the review official as to whether more or less information should be submitted.

Applicant or Authorized Agent Signature (REQUIRED) [Signature] Date April 12, 2017

**4. ENGINEER, ARCHITECT, SURVEYOR or LANDSCAPE ARCHITECT (Same as Applicant )**

Licensed Professional's Name Andrew Gorecki, Christopher Consultants  
Licensed Professional's Address 9900 Main Street, 4th Floor, Fairfax, VA 22031  
Phone (o) (703) 273-6820 (c) \_\_\_\_\_ Email andygorecki@ccl-eng.com

**\*\*\*OFFICE USE ONLY\*\*\***

Current status of business license and fees  
Treasurer: \_\_\_\_\_  
Commissioner of Revenue: \_\_\_\_\_



Application #: \_\_\_\_\_  
Receipt #: \_\_\_\_\_

APPLICANT AUTHORIZATION LETTER  
(Signed by property owner/s)

To Whom IT May Concern:

I/We, Most Rev. Michael F. Burbidge, Bishop of, the undersigned title owner(s) of the property identified  
the Catholic Diocese of Arlington

below do hereby authorize Enrico C. Cecchi of

IDI Fairfax, L.C., to act on my/our behalf in the furtherance of an application

for a Special Use Permit on my/our property located at:

10675 Fairfax Boulevard and 10600 and 10606 Cedar Avenue

Tax Map No: 57-1-02-112, 113 and 114

Thank you in advance for your cooperation.

Date: April, 2017

By: Michael F. Burbidge

COMMONWEALTH/STATE OF: Virginia

CITY/COUNTY: Arlington, TO WIT:

The forgoing instrument was acknowledged before me this 12<sup>th</sup> day of April,  
Most Rev. Michael F. Burbidge, Bishop of the  
2017, by Catholic Diocese of Arlington.

Bonny Binson  
Notary Public (Signature)

AFFIX NOTARY SEAL/STAMP

Notary Registration No: 7567781

My Commission Expires: 12/31/2017



*I was commissioned a notary public as Bonny Chong-Wai Wong.*

ALL TITLE OWNERS MUST SIGN IN PRESENCE OF NOTARY. IF THERE IS MORE THAN ONE TITLE OWNER, FILL OUT MULTIPLE APPLICATIONS.



Application #: \_\_\_\_\_  
Receipt #: \_\_\_\_\_

AGENT AUTHORIZATION LETTER  
(Signed by applicant)

To Whom IT May Concern:

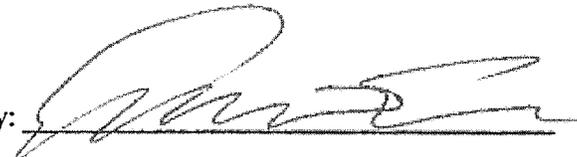
I/We, Enrico C. Cecchi, the undersigned authorized applicant(s) of the property identified below do hereby authorize David S. Houston

of Blank Rome, LLP, to act as my/our agent(s) in the furtherance of an application for a rezoning, special use permit and comprehensive plan map amendment on my/our property located at: 10675 Fairfax Boulevard and 10600 and 10606 Cedar Avenue

Tax Map No: 57-1-02-112, 113 and 114

Thank you in advance for your cooperation.

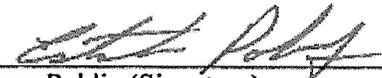
Date: April, 2017

By: 

COMMONWEALTH/STATE OF: Virginia

CITY/COUNTY: Arlington, TO WIT:

The forgoing instrument was acknowledged before me this 13th day of April, 2017, by Enrico C. Cecchi, Manager of IDI, Manager, L.C., as Manager of IDI Fairfax, L.C.

  
Notary Public (Signature)

AFFIX NOTARY SEAL



Notary Registration No: 239167

My Commission Expires: 12/31/2018

ALL AUTHORIZED APPLICANTS MUST SIGN IN PRESENCE OF NOTARY. IF THERE IS MORE THAN ONE AUTHORIZED APPLICANT, FILL OUT MULTIPLE APPLICATIONS.

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APR 19 2017

AFFIDAVIT  
CITY OF FAIRFAX

Community Dev & Planning

I, IDI Fairfax, L.C., by David S. Houston, Agent do hereby make oath or affirmation that  
(Name of applicant or agent)

I am an applicant in Application Number \_\_\_\_\_ and that to the best of my knowledge and belief, the following information is true:

1. (a) That the following is a list of names and addresses of all applicants, title owners, contract purchasers, and lessees of the property described in the application, and if any of the foregoing is a trustee, each beneficiary having an interest in such land, and all attorneys, real estate brokers, architects, engineers, planners, surveyors, and all other agents who have acted on behalf of any of the foregoing with respect to the application (attach additional pages if necessary):

Name	Address	Relationship
<u>See Attachment 1(a).</u>		

(b) That the following is a list of the stockholders of all corporations of the foregoing who own ten (10) percent or more of any class of stock issued by said corporation, and where such corporation has ten (10) or less stockholders, a listing of all the stockholders (attach additional pages if necessary):

Corporation Name: \_\_\_\_\_

Name	Address	Relationship
<u>See Attachment 1(b).</u>		

(c) That the following is a list of all partners, both general and limited, in any partnership of the foregoing (attach additional pages if necessary):

Partnership Name: \_\_\_\_\_

Name	Address	Relationship
<u>See Attachment 1(c).</u>		

2. That neither the Mayor nor any member of the City Council, Planning Commission, BZA, or BAR has any interest in the outcome of the decision. EXCEPT AS FOLLOWS: (If none, so state).

None.

3. That within five (5) years prior to the filing of this application, neither the Mayor nor any member of the City Council, Mayor, Planning Commission, BZA, or BAR or any member of his or her immediate household and family, either directly or by way of a corporation or a partnership in which anyone of them is an officer, director, employee, agent, attorney, or investor has received any gift or political contribution in excess of \$100 from any person or entity listed in paragraph one. EXCEPT AS FOLLOWS: (If none, so state).

Thomas Greeson, a partner at Reed Smith LLP, and his wife gave a political donation in excess of \$100 to the "Ellie Schmidt for Mayor" campaign.

WITNESS the following signature: [Handwritten Signature], AGENT  
Applicant or Agent

ALL APPLICANTS MUST SIGN AND HAVE THEIR SIGNATURES NOTARIZED.

The above affidavit was subscribed and confirmed by oath or affirmation before me on this 18<sup>th</sup> day of April, 20 17, in the State of Maryland, Anne Arundel County

My commission expires:

[Handwritten Signature]  
Notary Public Registration #



Christine E. Thomas  
NOTARY PUBLIC  
Anne Arundel County  
State of Maryland  
My Commission Expires  
January 2, 2019

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APR 19 2017

Community Dev & Planning

EQUITABLE OWNERSHIP DISCLOSURE STATEMENT

I. GENERAL DISCLOSURE REQUIREMENTS

In accordance with § 6.2.3.B of the Zoning Ordinance, any application for a change in zoning shall include as part of the application a statement on a form provided by the zoning administrator providing complete disclosure of the legal and equitable ownership in any real estate to be affected by the requested change in zoning.

In the case of corporate ownership of real estate, the disclosure shall include the names of stockholders, officers and directors and in any case the names and addresses of all the real parties in interest; provided, however, that the requirement of listing the names of stockholders, officers and directors shall not apply to a corporation whose stock is traded on a national or local stock exchange and having more than 500 shareholders. Such disclosure shall be sworn to under oath before a notary public or other official before whom oaths may be taken.

II. IDENTIFICATION OF REAL PROPERTY AFFECTED

<u>Map Number</u>	<u>Parcel Number</u>	<u>Street Address</u>	<u>Current Owner of Record</u>
57-1-02-	112	10675 Fairfax Blvd.	Catholic Diocese of Arlington
57-1-02-	113	10600 Cedar Ave.	Catholic Diocese of Arlington
57-1-02-	114	10606 Cedar Ave.	Catholic Diocese of Arlington

III. DESCRIPTION OF CHANGE IN ZONING REQUESTED

Completely describe the action being requested, attach narrative if desired.

Rezone real property affected from CR and RM to PD-M. Application also requested an amendment to the Comprehensive Plan Map, a Special Use Permit to modify the floodplain, and relief from the John C. Wood House Historic Overlay District.

IV. SPECIFIC EQUITABLE OWNERSHIP DISCLOSURE

The following individuals have legal and equitable ownership in the real estate to be affected by the requested change in zoning. (Include name, address and telephone number)

Most Rev. Michael F. Burbidge, Bishop of the Catholic Diocese of Arlington  
200 N. Glebe Road, Suite 914  
Arlington, VA 22203  
(703) 841-2500

THE DISCLOSURE MADE ON THIS FORM IS IN ACCORDANCE WITH § 110-5 (D) OF THE CODE OF THE CITY OF FAIRFAX MUST BE SWORN UNDER OATH BEFORE A NOTARY PUBLIC OR OTHER OFFICER BEFORE WHOM OATHS MAY BE TAKEN. ALL APPLICANTS MUST SIGN AND HAVE THEIR SIGNATURE NOTARIZED. ATTACH A SEPARATE SHEET IF NECESSARY.

I hereby swear to the best of my knowledge that the information provided in this statement is true and complete.

[Signature], AGENT  
Signature

Subscribed and sworn before me this 17<sup>th</sup> day of APRIL, 2017.  
My commission expires: \_\_\_\_\_

[Signature]  
Notary Public Registration #



**Christine E. Thomas**  
**NOTARY PUBLIC**  
**Anne Arundel County**  
**State of Maryland**  
**My Commission Expires**  
**January 2, 2019**

**Attachment 1(a):**

Name	Address	Relationship
Catholic Diocese of Arlington, Virginia  Agents: Most Rev. Michael F. Burbidge, Bishop Mark Herrmann J. Reid Herlihy Rev. Robert J. Wagner	200 North Glebe Road Suite 704 Arlington, Virginia 22203	Property Title Owner
IDI Fairfax, L.C. Agents:  Enrico Cecchi Carlos Cecchi Patrick Rhodes	1700 N. Moore Street Suite 2020 Arlington, VA 22209	Applicant/Master Developer
Blank Rome LLP  Agent: David Houston	1825 I Street, N.W. Washington, D.C. 20006	Applicant's Attorney/Agent
Reed Smith LLP  Agent: Grayson Hanes	7900 Tysons One Place Suite 500 McLean, VA 22102	Applicant's Attorney/Agent
christopher consultants, ltd.  Agents: William Zink John Rinaldi Jana Morgan Tucker Travis	9900 Main Street Fourth Floor Fairfax, Virginia 22031	Applicant's Engineer/Agent
M. J. Wells & Associates, Inc. Agents: Christopher Turnbull John Andrus Julian Coles	1420 Spring Hill Road Suite 610 Tysons, VA 22102	Applicant's Traffic Engineer/Agent

Streetsense Consulting LLC Agents: Bruce Leonard Colin Greene	3 Bethesda Metro Suite 140 Bethesda, MD 20814	Applicant's Urban Design and Land Planner/Agent
Wetland Studies and Solutions, Inc. Agent: Anna Maas	5300 Wellington Branch Dr. Suite 100 Gainesville, VA 20155	Applicant's Architectural Historian and Archeologist/Agent
Commonwealth Consultants of Virginia, Inc. Agents: Jim Lamb Bruce McLeod	8321 Old Courthouse Road Suite 250 Vienna, VA 22182	Applicant's Community and Media Liaison/Agent

**Attachment 1(b):**

1. Corporation Name: IDI Fairfax, L.C.

The following is a list of all stockholders where such corporation has 10 or less stockholders:

IDI Virginia Holdings, L.C.

(Note: IDI Manager, L.C. is Manager of IDI Fairfax, L.C., but not a stockholder)

2. Corporation Name: IDI Virginia Holdings, L.C.

The following is a list of stockholders where such corporation has 10 or less stockholders:

Cecchi Investments, L.C.

3. Corporation Name: IDI Manager, L.C.

The following is a list of all stockholders where such corporation has 10 or less stockholders:

Cecchi Investments, L.C.

4. Corporation Name: Cecchi Investments, L.C.

The following is a list of all stockholders where such corporation has 10 or less stockholders:

Giuseppe Cecchi, Mercedes Cecchi, Antonio Cecchi, Enrico Cecchi, Carlos Cecchi, G. John Cecchi, and The Cecchi Family Trust (Giuseppe Cecchi and Mercedes Cecchi, Trustees)

5. Corporation Name: christopher consultants, ltd.

The following is a list of stockholders ownings 10% or more of any class of stock where such corporation has more than 10 stockholders:

William R. Zink, Jeffrey S. Smith and William R. Goldsmith, Jr.

6. Corporation Name: M. J. Wells & Associates, Inc.

The following is a list of stockholders ownings 10% or more of any class of stock where such corporation has more than 10 stockholders:

M. J. Wells & Associates, Inc. Employee Stock Ownership Trust (ESOT). All employees are eligible plan participants; however, no one employee owns 10% or more of any class of stock.

7. Corporation Name: Streetsense Consulting LLC

The following is a list of stockholders ownings 10% or more of any class of stock where such corporation has more than 10 stockholders:

Marc. S. Ratner, Guy Silverman, and Herb A. Heiserman

8. Corporation Name: Wetland Studies and Solutions, Inc.

The following is a list all stockholders where such corporation has 10 or less stockholders:

The Davey Tree Expert Company

9. Corporation Name: The Davey Tree Expert Company

The following is a list of stockholders ownings 10% or more of any class of stock where such corporation has more than 10 stockholders:

The Davey Tree Expert Company is an employee-owned company with the only shareholder that owns 10% or more of any class of stock being The Reliance Trust Company, as trustee for the Davey 401(k) SOP and ESOP. There are thousands of members in this pension fund, none of whom 10% or more of the company.

10. Corporation Name: Commonwealth Consultants of Virginia, Inc.

The following is a list of all stockholders where such corporation has 10 or less stockholders:

James G. Lamb

**Attachment 1(c):**

1. Partnership Name: Blank Rome LLP

The following is a list of all general and limited partners:

Abrams, Barry  
Adler, Emanuel J.  
Antonoff, Rick  
Arnold, Scott  
Barrette, Amy  
Barnes, James  
Barson, Leon R.  
Baum, Kevin J.  
Beard, W. Cameron  
Becker, Samuel H.  
Belknap, Thomas H.  
Bell, Michael K.  
Bennett, William R.  
Bernstein, Jerry D.  
Bickley, Susan L.  
Boggs, George T  
Bordo, Gregory M.  
Bozzelli, Linsey B.  
Brady, James W  
Bressler, Kenneth L.  
Brucculeri, Louis  
Bruno, Kevin J.  
Buerstetta, Grant E.  
Cabello, J. David  
Caulfield, Marianne T.  
Cavanaugh, Patrick O.  
Chane, Lawrence S.  
Chiarodo, Justin  
Chinitz, Marilyn B.  
Clark, Jonathan  
Cogan, Harris N.  
Cohen, Kipp B.  
Coll, Pelayo  
Comisky, Matthew J.  
Conway, Richard J.  
Cooper, Scott F.  
Corwin, Leslie D.  
Cunningham, Kathleen A.  
Delaney, Brendan

Delancey, Merle  
Doloboff, Joseph M.  
Doshi, Dipu  
Dubow, Steven  
Eig, Jason  
Esber, Brett M.  
Faust, Emmanuel  
Feinman, Michael J.  
Feldman, Howard  
Flick, Lawrence F.  
Flohr, Susan B.  
Frank, Donald  
Frank, Ronald  
Franzblau, Deborah A.  
Genkin, Barry H.  
Gibbons, John  
Goldenberg, Gary R.  
Grasso, Jeanne M  
Graziano, Michael C.  
Green, Michael G.  
Greenbaum, Michael C.  
Greenspan, Deborah  
Gregory, Donald A.  
Grossman, Jon D.  
Gulant, Joseph T.  
Haddad, Gerard  
Haller, Anthony B.  
Harbist, Nicholas C.  
Helfgott, Eliezer M.  
Heller, Norman S.  
Herman, Ira  
Henry, Terry M.  
Hill, Margaret A.  
Hoch, Lewis J.  
Hoffman, Alan J.  
Ivler, Daniel J.  
Jacobs, Cory G.  
Johnson, Jeffrey M.  
Kaplan, Frank M.  
Kelbon, Regina Stango  
Kelly, James  
Kelsen, Peter F.  
Kenney, Robert J.  
Kimball, John D.  
Korn, Jonathan M.  
Knee, Howard M.

Krachman, Albert B.  
Krauss-Browne, Caroline  
Lapidow, Seth J.  
Laupheimer, Ann B.  
Lavalleye, JP  
Lessler, Jay P.  
Letourneau, Keith B.  
Lewis, Christopher A.  
Levy, Samuel  
Lieberman, Lois J.  
Lieblich, Alan H.  
Linsin, Gregory F.  
Loeb, Jonathan A.  
Lowther, Frederick  
Luskin, Martin  
Lutsch, Keith  
Margolis, Mike B.  
McMahon, Richard J.  
Medved, George M.  
Mercer, Jeremy  
Miles, Coe F.  
Mittman, Robert J.  
Moller, Jeffrey S.  
Morgan, Daniel  
Morgan, Peter W.  
Morrow, Kenneth  
Mullman, Michael S.  
Murray, James R.  
Nadler, David M.  
Orlofsky, Stephen M.  
Ortiz, Carlos F.  
Palmer, Grant S.  
Pecsenye, Timothy D.  
Perry, David M.  
Phillips, Stacy  
Proujansky, Adam  
Rabinowitz, Mark I.  
Rappaport, Louis M.  
Reisman, Jason E.  
Rhodes, Jeffrey  
Rynhart, Daniel E.  
Riesel, Sheila G.  
Roberts, William H.  
Roman, Steven  
Rosenfeldt, Philip R.  
Ross, Malcolm

Rudolph, Andrew  
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**APPLICATION OF IDI FAIRFAX, L.C.**  
**PAUL VI HIGH SCHOOL REDEVELOPMENT**  
**STATEMENT OF SUPPORT**

April 18, 2017

**INTRODUCTION**

IDI Fairfax, L.C. (“Applicant” or “IDI”), as master developer for the Catholic Diocese of Arlington (“Owner” or “Diocese”), has submitted an application to rezone the existing Paul VI High School and two other properties (collectively, the “Property”) owned by the Diocese, to the Planned Development – Mixed Use (“PD-M”) zoning district to permit the redevelopment of the Property with a vibrant, mixed use community that provides distinctive, diverse and affordable housing options, generates significant fiscal benefits to the City, and preserves and respects the unique qualities and character of the neighborhood. The Property is located within the block bounded by Fairfax Boulevard, Oak Street, Cedar Avenue and McLean Avenue. It is a consolidation of three parcels for a total of 18.51 acres. The parcels are located at 10675 Fairfax Boulevard (Paul VI High School, 16.1 acres), 10600 Cedar Avenue (1.15 acres) and 10606 Cedar Avenue (John C. Wood House, 1.25 acres).

The Property’s 18.51 acres are currently split zoned with approximately 12.2 acres zoned Commercial Retail (“CR”) and approximately 6.3 acres zoned Residential – Medium Density (“RM”). The current Comprehensive Plan Map designates the existing school for Institutional use and the residentially zoned parcels for Residential – Low development. As part of this application, the Applicant is requesting an amendment to the Comprehensive Plan Map to change the designation of the Property to “Mixed Use.”

**PROPOSAL HISTORY**

In early 2015 the Diocese announced its intention to relocate Paul VI High School to a brand new facility located in Loudoun County. Soon thereafter, the Diocese selected the Applicant to be the master developer for the Property. The Applicant became responsible for creating a development plan for the Property and obtaining all necessary entitlements prior to the time of relocation of the school.

The Diocese chose IDI as the master developer because of IDI’s 40 year track record of developing some of the Washington metropolitan region’s most innovative and successful mixed-use and residential projects. Throughout that time IDI has proven its ability to work collaboratively with diverse constituencies while building relationships and trust among stakeholders during entitlement processes. Specifically, IDI has developed 27 mixed-use projects and residential communities in the Washington Metropolitan area comprising over 13,000 multifamily condominium and rental apartment units, 2.7 million square feet of commercial development and over 1,400 hotel rooms. IDI became the leading and largest developer of condominium communities in the Metropolitan Washington area, creating such landmarks as Porto Vecchio and Carlyle Towers in Alexandria, Belvedere in Arlington, and the

Rotonda in Tysons Corner. IDI also pioneered the development of active adult living with the “Leisure World” communities in Maryland and Virginia, and is an industry leader with its conversion of over 3,000 high-rise and garden units into workforce affordable homes. In September of 2015, IDI received approval from the City of Fairfax to develop The Enclave, a residential condominium community at the Mantua Professional Center off of Pickett Road. The Enclave is currently under construction and, upon completion later this year, will consist of 80 high quality condominium homes in two four-story buildings with garage parking.

The redevelopment of the Property will commence after the school has completely relocated to its new location. This is expected to occur during the summer months of 2019 (after the 2018-2019 school year).

After its selection by the Diocese as master developer, the Applicant began a series of stakeholder and community meetings in October, 2015 to introduce themselves and to gather community input on what type of redevelopment would be appropriate to address the City’s needs and the community’s desires. To date, almost 50 of these meetings have taken place, including three large scale community meetings conducted in February 2016, March 2016 and October 2016. A Joint Work Session with the City Council and the Planning Commission was held on September 6, 2016 at which time the Applicant presented two alternative concepts for consideration and input. As a result of these meetings, a productive partnership was formed between the Applicant, City officials, and affected stakeholders, and the Applicant is pleased to put forward a single plan of development that addresses and balances the diverse opinions expressed during the stakeholder and community meetings.

**PROJECT DESCRIPTION**

The project is intended to create a welcoming, vibrant, and attractive community containing neighborhood places of all types. As such, the Applicant proposes to replace the existing school use and single family homes with a mixture of residential, commercial and community uses; open the property up for public use; preserve the original Fairfax High School building; and modify existing traffic patterns to reduce the impact on the surrounding neighborhoods. The breakdown of specific uses is as follows:

Description of Use	Density
Townhomes	110 dwelling units
Multifamily Condominium Units	220 dwelling units
Multifamily Apartment (Rental) Units	200 dwelling units
Affordable Senior Housing Units	25 dwelling units
Commercial/Retail Space	10,000 square feet
Community Space	24,000 square feet
Total	555 dwelling units (29.9 du/ac) and 34,000 SF of Retail and Community Use

An illustrative site plan of the project is shown below. Key features of this plan include:

- The preservation of the original portion of the school building that was constructed in 1935 so that it may be adaptively reused as part of the project.
- Vehicular access through multiple access points along Fairfax Boulevard, including an existing signalized intersection directly across from the Boulevard Shopping Center, and from an existing access point from Oak Street. No vehicular connections are proposed between the Property and McLean Avenue, Cedar Avenue and Keith Avenue.
- Pursuant to the Comprehensive Plan, inclusion of a boulevard style slow-lane along the entire length of the Fairfax Boulevard frontage. The slow-lane will be one-way eastbound and allows for on-street parking that will benefit the proposed retail and community uses.
- Creation of a pedestrian network through the Property that is currently closed off to the public. A shared use path is also proposed along McLean Avenue in conformance with the City's Comprehensive Plan trails map.
- Preservation of the large green open area in front of the school entrance and the provision of numerous "vest pocket parks" open to the public, which contribute to overall open space within the project of more than 5.5 acres.
- Retention of community accessible parking spaces for City residents using Pat Rodio Park.
- Setbacks along McLean Avenue and Cedar Avenue consistent with the existing setbacks provided by the residences.
- Removal or reduction of the floodplain along the western property line of the Property that will benefit the community further downstream.
- Provide an opportunity for the City to program the use of the original school building, and ultimately acquire ownership or control of the building if the City so desires.



SITE PLAN  
Paul VI Development | Fairfax, Virginia



Specific development tabulations for the project (as depicted on the development plans) are summarized below:

**SUBJECT AREA (GROSS):** 806,332 SF (±18.51 AC)

**RECREATION AND OPEN SPACE:** ±30%

**PERIMETER BUFFER:** Modification requested (See Sheet 1, Note 17.1 of the development plans)

**STREET TREES:** Modification requested (See Sheet 1, Note 17.2 of the development plans)

**TREE CANOPY:** ±10%

**BUILDING HEIGHT:** Up to 5 Stories

PARKING TABULATIONS:

Use	Units/SF	Required Rate	Modified Rate Per Requested Modifications	Proposed to be Provided
Townhomes	110	2 per unit = 220 spaces		220 garage spaces
Condominium	44 One Bedroom Units  176 Two Bedroom Units	1.5 per unit = 66 spaces  2 per unit = 352 spaces	1.6 per unit = 352 spaces	352 total garage spaces
Apartments	98 One Bedroom Units  102 Two Bedroom Units	1.5 per unit = 147 spaces  2 per unit = 204 spaces	1.6 per unit = 320 spaces	345 total garage spaces
Senior Affordable Apartments	25 units	2 per unit = 50 spaces	1 per unit = 25 spaces	(included in Apartments' 345 space garage noted above)
Retail	10,000 SF	1 per 200 SF = 50 spaces		50 surface spaces
Community	24,000 SF	1 per 300 SF = 80 spaces		80 surface spaces
Pat Rodio Park				50 surface parking spaces (9 of which are located off-site on City-owned property and are subject to Council approval)
Additional Surface Spaces				33 surface spaces
<b>Total Parking</b>		<b>1,169 required spaces</b>	<b>1,047 required spaces if modifications are approved (approx. 10.4% reduction)</b>	<b>1,130 provided parking spaces (includes the 9 off-site spaces) (approx. 3.3% reduction)</b>

The Applicant intends to develop design guidelines for the Property with respect to building scale and massing, building siting, screening and dimensional standards, the design of the open space and pocket park areas, and streetscape so that the buildings and improvements have a high quality and complimentary design theme. The details of the guidelines will be produced during the processing of the application.

## **SUPERIOR COMMUNITY BENEFITS TO THE CITY**

The proposed development will offer numerous community benefits to a much greater degree than would result from the current use or from by right development under the existing zoning. With approximately two-thirds of the Property currently zoned Commercial Retail (CR) (and without any proffered development conditions), by right development would consist of a large shopping center and one or more 5-story offices buildings with buildings significantly set back from Fairfax Boulevard, large areas of surface parking, and isolated from other development. Uses under such a scenario, in addition to general retail and office, include building supply stores, lumber yards, convenience stores, funeral homes and tobacco shops.

Under the Planned Development zoning, and in addition to the project's key features listed above, the proposed development would offer the following greater benefits:

- Variety of housing types including predominantly owner occupied townhomes and condominiums, and market rate and affordable senior housing rental apartments.
- Condominium units will fill a significant demand from the move down senior market and first time home buyers that desire to remain in the City.
- Apartment units to meet the demand established by the City years ago for rental units in the corridor. Despite approval of other projects at two of the so-called Centers of the Boulevard, no such units have been delivered, or are even under construction.
- Affordable independent living dwelling units specifically designated for seniors. No other project in the City has offered this type of unit. In addition, both the condominium units and the townhomes will be attractive housing options for the City's seniors, including features marketed towards seniors that want to remain in the community such as an option for an elevator in the townhouses. Marketing data from IDI condominiums indicate that approximately 143 of the project's condominium units will be purchased by move down senior buyers.
- Overall, promotion of housing options that may not qualify as "ADU's," but which are still affordable to existing and future residents so that they may age in place in the City.
- Development of compatible townhomes on the periphery of the Property adjacent to existing single family housing in terms of size, height, and design.
- All of the project's new residents will patronize the City's existing and future restaurant and retail businesses, and make the Fairfax Boulevard more competitive with mixed-use projects outside of the City.

- The project will generate fewer AM commuter peak hour trips and fewer PM school peak hour trips than the existing high school use. There will be more PM commuter peak hour trips than currently generated by the school. Overall future traffic impact will not change the level of service at the key intersections abutting the Property.
- Implementation of numerous smart growth measures, as recommended and endorsed by the Fairfax City Citizens for Smarter Growth.
- Establishment of a multi-modal transportation system.
- Significant positive financial impact, as described in the Fiscal Impact Analysis submitted as part of this application.
- Master developer with over 40 years of experience and a first class reputation to oversee the development to ensure it is created as a unified, cohesive environment.
- Upgrade public infrastructure serving the Property in the form of a grid of streets, available public parking, floodplain improvements to manage the watershed both on-site and off-site, provision of public open space and bike lanes, or improved vehicular access and circulation patterns.
- Established of proffered development conditions to mitigate the impact of the development.

## **COMPREHENSIVE PLAN CONSISTENCY AND CONFORMANCE**

As proposed, the Applicant believes the project is in harmony with the guidance from the City’s Comprehensive Plan, including the Fairfax Boulevard Vision Summary. As noted in the First Principles of the Plan contained as Appendix D in the Comprehensive Plan, the vision and plan for Fairfax Boulevard “... needs to be a ‘living document’ that grows in response to changes in the City and region.” The relocation of the current school use out of the City is an event that requires such a change.

At the time the Fairfax Boulevard planning efforts were being performed in 2007, there was never any consideration that the Diocese might relocate Paul VI from its current campus. Therefore, although the Property was the largest single parcel of land along the Boulevard, the designation for Institutional use was not contemplated for change. In fact, nowhere in the City’s Comprehensive Plan is there reference to a possible change of the existing use. The change in circumstances resulting from the School’s decision in 2015 to relocate to a larger location outside of the City offers a unique opportunity.

The Property is approximately 18.5 acres, two-thirds of which is zoned CR Commercial (without proffers or other land restrictions). The site is fortunate in that it is very deep, flat and has existing access to several public roads. Therefore, the characteristics are much more similar to that of the so-called “Centers” in the Comprehensive Plan than that of the “Corridors”, and as such are more consistent with the features defining a “Unified Mixed Use Project” in the Plan. These characteristics include:

- Large land area (approximately twice the size of the Fairfax Circle and Kamp Washington redevelopments approved by the City at a much higher density, but not yet under construction).
- Depth away from Fairfax Boulevard (not linear) such that the property is sized to achieve a unified, cohesive and coordinated development of an urban street character with town blocks, rather than a strip retail character.
- Streetscape and Boulevard improvements such as a landscaped median along Fairfax Boulevard, provision of a “slow” local lane with on-street parking, pedestrian sidewalks and other features both inside the development and along its boundaries.
- Proposed building heights of between 2 and 5 stories with potential for step up transitions and tapering. These heights conform to the current Zoning Ordinance requirements for the CR zone.
- Ability to provide a variety of pedestrian friendly travel options, including sidewalks and a trail that conforms to the City’s trails plan.
- A network of small parks and public spaces, whereas the Property is currently not open to the neighborhood or general public.

Overall, the size of the Property is unique among all of the other properties located in the West Connector along Fairfax Boulevard and the project as presented should be considered a “Unified Mixed Use Project” which justifies the wide variety of proposed housing types. The Applicant’s plan conforms to or is in harmony with the Fairfax Boulevard Vision Summary’s goals and objectives of transforming the Boulevard into a multi-modal and safer place, encouraging new development that is appropriately sized and scaled containing a mixture of uses including community and green spaces, and having an urban street character. The Applicant’s proposal is best suited for a mixed use, place-oriented development - similar to projects in Reston Town Center, Pentagon Row and Clarendon – and not a typical suburban strip center.

Development of the Property as a “Corridor” would inevitably lead to a large strip shopping center and office development with one or more “big box” users, similar to what is already across Fairfax Boulevard from the school and typical of the type of oversaturated existing commercial retail/office development described by the City’s consultant in its recent Market Analysis. Such a scheme would lead to buildings set back far from the Boulevard, open parking areas, and isolation from the community. The end result under either scenario would not meet the Plan’s goals and objectives for a vibrant, walkable development that would revitalize the Boulevard.

The proposal also conforms to the City’s Comprehensive Plan objectives in regard to community appearance, recognizing historic or important buildings, transportation, land use and the promotion of economic development.

## **COMPREHENSIVE PLAN MAP AMENDMENT**

In order to proceed with the proposed redevelopment, the Owner and the Applicant request the City Council and the Planning Commission to amend the Comprehensive Plan Land Use Map to change the designation of the Property from Institutional and Residential to Mixed Use. While the Comprehensive Plan's legal status is advisory only and serves merely as a guide in the zoning decision making process, an amendment to the map is appropriate in this instance because the Owner has no intention of retaining the Property for institutional uses. Paul VI High School's relocation out of the City constitutes a sufficient change in circumstances to justify the amendment.

## **REMOVAL OF HISTORIC OVERLAY DISTRICT DESIGNATION**

As part of this application, the Applicant respectfully requests that the City Council rezone 10606 Cedar Avenue to remove the historic district overlay designation from this parcel. This overlay district was established by the City Council in 2010 because the site is the former home the John C. Wood, the first Mayor of the City.

At the time of adoption, the designation was not supported by either the Diocese or the Planning Commission. The Diocese stated that the home was in poor condition, subject to vandalism, and that it could be used as part of the Diocese's educational mission. Certainly Planning Commissioners stated that the property had never been the subject to any discussion about being historic until the Diocese applied for a demolition permit, and that there were other residences in the neighborhood of similar age and size such that the proposed designation amounted to "spot zoning."

While there are no specific criteria or processes in the Zoning Ordinance for the removal of a historic district designation, the Applicant intends to investigate the condition of the structure and will provide a report at a later date describing whether there has been any change in condition of the structure since the district was established in 2010.

## **SPECIAL USE PERMIT**

The Applicant is requesting a Special Use Permit to permit a modification to the floodplain for the following reasons. First, the FEMA floodplain was not a studied floodplain, but rather an assumption of the maximum depth of water. As a result, the Applicant's engineer has prepared a detailed study that clearly and adequately depicts the existing FEMA floodplain. Second, the existing stormwater pipe located under the western boundary of the Property is a City of Fairfax stormwater facility located in a City easement. The Applicant and the City's engineers concur that the existing stormwater pipe is inadequate, and in its current condition is failing and causing upstream flooding. The City of Fairfax is obligated to maintain and repair the existing stormwater pipe. Such work, the need for which is not generated by the current and proposed uses on the Property, would be in accordance with the City of Fairfax Capital Improvement Plan ("CIP"). The Applicant is proposing to advance the costs to upgrade the stormwater pipe as part of the development of its project and thereafter to be reimbursed by the City for all costs properly allocated to the City in connection with its ongoing maintenance

obligations of this stormwater facility. Therefore, a Special Use Permit is required to modify and disturb the floodplain in order to fix and upgrade the existing piping.

## **MODIFICATIONS**

The Applicant requests the following modifications to the Zoning Ordinance requirements in order to implement the development plan:

A. **Project Boundary Transitional Yards.** A modification is requested of the buffer transitional yard known as Transitional Yard 3 or “TY3”, as required by Section 3.8.4.C.2 of the Zoning Ordinance, along the western property line. The requirement for TY3 is a 15 foot wide buffer area, with a 6 foot tall fence and a variety of trees and shrubs. Because the Applicant is providing a 30 foot wide drainage easement and the existence of floodplain in this area, only a 6 foot wide landscape area remains, but this is sufficient for landscaping. The Applicant proposes to add more shrubs than the amount required to compensate for the few trees that could not be planted. The Applicant meets the requirement for a 6 foot tall fence. Additional landscaping will be provided over the drainage easement area, including shrubs of various heights.

B. **Buffer Width.** A modification of the 10 foot buffer width required pursuant to Section 4.5.6.B of the Zoning Ordinance is requested along McLean Avenue to permit an 8 foot width. The Applicant believes an 8 foot wide buffer area is sufficient to meet the tree quantity requirement for street trees. In addition to the buffer, the Applicant is creating a pedestrian and bike friendly experience along McLean Avenue by providing a bike path and a sidewalk.

C. **Parking Space Requirement.** A modification of the parking requirement for multifamily dwelling units. Pursuant to Section 4.2.3.E of the Zoning Ordinance, 1.5 spaces are required for studio and one bedroom units and 2 spaces are required for two bedroom or more units. The Applicant proposes to provide 1.6 parking spaces per dwelling unit. Based on the Applicant’s own historical marketing data gained from developing similar multifamily projects over the past 40 years, the proposed rate will be sufficient to meet resident demand. Further, the City Planning Staff and City Council have previously supported this rate for similar approved projects within the City, including the Applicant’s Enclave development.

## **FISCAL IMPACT**

The existing use of the Property as a private school does not generate any fiscal benefit to the City because no revenue is raised in the form of real estate taxes, personal property taxes, retail and restaurant sales taxes, and business, professional, and occupational license (BPOL) taxes. Based on the Applicant’s Fiscal Impact Analysis, the impact of the present condition is that it costs the City approximately \$282,000 to provide government services to the Property. Therefore, the existing situation is an annual drain on the City’s budget and economy.

Using the City’s own methodology of studying the fiscal impact of a project, the Applicant’s Fiscal Impact Analysis demonstrates that the proposed redevelopment reverses the situation and the project will generate an annual positive net benefit of between approximately \$904,000 and \$1,876,000 annually to the City. Please see the Applicant’s Fiscal Impact

Analysis, submitted as part of this application, for more information about the positive economic benefits of the redevelopment to the City.

## **PROFFERS**

The Applicant and Owner intend to voluntarily proffer reasonable conditions governing the use of the Property if the application is approved. The proffers will be in compliance with law, will relate to issues that arise as a result of the rezoning, and will mitigate in proportion to the impacts they seek to address. The Applicant intends to draft the proffers and submit them to the City for review after receiving the Planning Staff's initial comments to the plans and other development details.

## **PHASING SCHEDULE**

A phasing schedule has not been firmly established at this time. The existing school will not vacate the Property until mid-2019 at the earliest. The proposed development will likely commence immediately thereafter, provided all required site and building plan approvals have been secured. Subject to market conditions, construction will be accomplished in one continuous phase.

## **SUMMARY**

The Applicant has carefully planned the Property and the project to strengthen the Fairfax Boulevard corridor, while respecting the existing neighborhoods. The development plan calls for a vibrant, attractive mixed use active community with generally low/medium building heights tapering to adjacent residences. A range of new housing options will be offered that are affordable, and will serve all ages to meet the housing needs of families, students, and older adults who wish to stay in place in the City. The project will encourage and support historic preservation, and will support preservation of the original Fairfax High School building, while also offering opportunities for increasing public understanding and appreciation for the Property's architectural and cultural history. Improvements to the transportation system on site will open the Property to the public and enable safe access for all users, including pedestrians, bicyclists, transit riders, and motorists of all ages.

## Estimated Annual Fiscal Impact Analysis of PAUL VI Proposed Redevelopment

	Existing Conditions	Potential Redevelopment	
		Low Estimate	High Estimate
<b>RESIDENTIAL REVENUES</b>			
Real Estate Tax	\$0	\$2,485,000	\$3,020,000
Vehicle Personal Property Tax & Decal	\$0	\$445,000	\$543,000
Business Priv. Tax (Rental Income)	\$0	\$2,000	\$2,000
Retail Sales Tax (1%)	\$0	\$29,000	\$36,000
Restaurant Tax (4% + 1%)	\$0	\$48,000	\$52,000
<b>TOTAL</b>	<b>\$0</b>	<b>\$3,009,000</b>	<b>\$3,653,000</b>
<b>RESIDENTIAL EXPENSES</b>			
Education	\$0	\$873,000	\$1,067,000
Police/Fire	\$0	\$486,000	\$594,000
Misc. Gov't	\$0	\$837,000	\$837,000
<b>TOTAL</b>	<b>\$0</b>	<b>\$2,196,000</b>	<b>\$2,498,000</b>
<b>RESIDENTIAL BALANCE</b>	<b>\$0</b>	<b>\$511,000</b>	<b>\$1,457,000</b>
<b>COMMERCIAL REVENUES</b>			
Real Estate Tax	\$0	\$46,000	\$58,000
BPOL (Rental Tax)	\$0	\$0	\$1,000
Retail Sales Tax (1%)	\$0	\$29,000	\$35,000
Restaurant Tax (4%)	\$0	\$72,000	\$88,000
<i>(Less 1/3 resident spending)</i>			
Retail/Restaurant BPOL/BPP	\$0	\$7,000	\$8,000
Office BPOL/BPP	\$0	\$2,000	\$2,000
<b>TOTAL</b>	<b>\$0</b>	<b>\$156,000</b>	<b>\$192,000</b>
<b>COMMERCIAL EXPENSES</b>			
Police/Fire	\$137,000	\$22,000	\$27,000
Misc. Gov't	\$145,000	\$23,000	\$28,000
<b>TOTAL</b>	<b>\$282,000</b>	<b>\$45,000</b>	<b>\$55,000</b>
<b>COMMERCIAL BALANCE</b>	<b>-\$282,000</b>	<b>\$111,000</b>	<b>\$137,000</b>
<b>TOTALS</b>	<b>-\$282,000</b>	<b>\$622,000</b>	<b>\$1,594,000</b>
<b>DIFFERENCE EXISTING/PROPOSED</b>		<b>\$904,000</b>	<b>\$1,876,000</b>

Note: All figures rounded.

**Fiscal Impact Estimate - PAUL VI Proposed Redevelopment**

**PAUL VI - EXISTING**

**Real Estate Tax**

Existing Use	Sq. Ft.	Est. Assessed Value of	Tax Rate	Tax Receipts
School	190,532	\$27,398,000	\$0.000	\$0
<b>TOTAL</b>	<b>190,532</b>	<b>\$27,398,000</b>	<b>\$0.000</b>	<b>\$0</b>

**City Government Expenses**

	FY 17 Net Cost to City	% Applic. to Commercial	FY 17 Commercial Expenditures	Expenses for 1,000 Sq. Ft.	For 190,532 Sq. Ft.
General Government	\$12,106,305	35%	\$4,237,207	\$471	\$89,703
Police	\$10,842,541	30%	\$3,252,762	\$361	\$68,862
Fire	\$10,800,559	30%	\$3,240,168	\$360	\$68,595
Public Works	\$3,914,491	25%	\$978,623	\$109	\$20,718
Social Services	\$5,524,111	10%	\$552,411	\$61	\$11,695
Culture and Recreation	\$4,313,755	5%	\$215,688	\$24	\$4,566
Planning and Development	\$2,122,026	40%	\$848,810	\$94	\$17,970
Education	\$45,358,560	0%			\$0
<b>TOTAL</b>	<b>\$94,982,348</b>				<b>\$282,000</b>

based on: **9,000,000** sq. ft. total Commercial space in City



**Fiscal Impact Estimate - PAUL VI Proposed Redevelopment**

**City Government Expenses**

City Cost Center	FY 17 Net Cost to City	% Applic. to Residential	FY 17 Residential Expenditures	Per Capita for 8,900 Units	For 555 Units
General Government	\$12,106,305	30%	\$3,631,892	\$408	\$226,483
Police	\$10,842,541	40%	\$4,337,016	\$487	\$270,454
Fire	\$10,800,559	40%	\$4,320,224	\$485	\$269,407
Public Works	\$3,914,491	30%	\$1,174,347	\$132	\$73,232
Social Services	\$5,524,111	80%	\$4,419,289	\$497	\$275,585
Culture and Recreation	\$4,313,755	90%	\$3,882,380	\$436	\$242,103
Planning and Development	\$2,122,026	15%	\$318,304	\$36	\$19,849
Education	\$45,358,560	100%			\$970,451
<b>TOTAL</b>	<b>\$94,982,348</b>				<b>\$2,347,565</b>

*Education worksheet for Condo Units*

Unit Type	HU's	Yield Ratio	Students	Cost per	Cost
Est. Apartment Yield Ratio		0.127			
Adjustment for Condos		50%			
Est. Condo Yield Ratio		0.064	0		
<b>AVERAGE, applied</b>	<b>220</b>	<b>0.064</b>	<b>14</b>	<b>\$13,830</b>	<b>\$193,205</b>

*Education worksheet for Apartment Units*

Unit Type	HU's	Yield Ratio	Students	Cost per	Cost
Est. Apartment Yield Ratio		0.127	0		
<b>AVERAGE</b>	<b>200</b>	<b>0.127</b>	<b>25</b>	<b>\$13,830</b>	<b>\$351,282</b>

*Education worksheet for Townhouse units*

Unit Type	HU's	Yield Ratio	Students	Cost per	Cost
FCPS Townhouse Ratio		0.442	0		
City, Avg. of Newer TH	355	0.118	42		
<b>AVERAGE</b>	<b>110</b>	<b>0.280</b>	<b>31</b>	<b>\$13,830</b>	<b>\$425,964</b>

FCPS Yield Ratios	Elementary	Middle	High	TOTAL
SFD	0.266	0.084	0.181	0.531
Townhouse	0.204	0.057	0.181	0.442
Garden Apartment	0.136	0.032	0.066	0.234
Mid/High Rise Apartment	0.047	0.013	0.027	0.087

**Fiscal Impact Estimate - PAUL VI Proposed Redevelopment**

**REAL ESTATE RELATED REVENUES (PAUL VI - COMMERCIAL)**

**Real Estate Tax**

Proposed Development	Sq. Ft.	Value/Sq. Ft. LOW	Value/Unit HIGH	Total Value LOW	Total Value HIGH	Tax Rate	Tax Receipts LOW	Tax Receipts HIGH
Community Use	24,000	\$0	\$0	\$0	\$0	\$1.157	\$0	\$0
Retail	10,000	\$400	\$500	\$4,000,000	\$5,000,000	\$1.157	\$46,280	\$57,850
<b>TOTAL (rounded)</b>	<b>34,000</b>			<b>\$4,000,000</b>	<b>\$5,000,000</b>	<b>\$1.157</b>	<b>\$46,000</b>	<b>\$58,000</b>

**Business Privilege Tax (on Commercial Rental Income)**

Proposed Development	Sq. Ft.	Per Sq. Ft. Ann. Rent LOW	Per Sq. Ft. Ann. Rent HIGH	Total Ann. Rent LOW	Total Ann. Rent HIGH	Tax Rate	Tax Receipts LOW	Tax Receipts HIGH
Community Use	24,000	\$0	\$0	\$0	\$0	0.23%	\$0	\$0
Retail	10,000	\$20	\$30	\$200,000	\$300,000	0.23%	\$460	\$690
<b>TOTAL (rounded)</b>	<b>34,000</b>			<b>\$200,000</b>	<b>\$300,000</b>	<b>0.23%</b>	<b>\$0</b>	<b>\$1,000</b>

Fiscal Impact Estimate - PAUL VI Proposed Redevelopment

**SALES, BPOL & BPP TAX REVENUES (PAUL VI - COMMERCIAL)**

**GENERAL RETAIL/OFFICE SPACE**

Component	Commercial SF	Retail & Rest. %	Office %	Retail & Restaurant SF	Retail %	Restaurant %			Office SF
Community Use	24,000	100%	0%	24,000	100%	0%			0
Retail	4,000	80%	0%	4,000	100%	0%			0
Restaurant	5,000	100%	0%	5,000	0%	100%			0
Office	1,000								1,000
<b>TOTAL</b>	<b>34,000</b>			<b>33,000</b>					<b>1,000</b>

**RETAIL/RESTAURANT -- ESTIMATES OF FUTURE SALES**

Component	Retail SF	Est. Sales/SF	EST. SALES	Restaurant SF	Est. Sales/SF	EST. SALES	Retail Tax Rate	Meals	Retail Tax Revenue	Meals
Community Use	24,000	\$0	\$0				1%	4%	\$0	\$0
General Retail	4,000	\$300	\$1,200,000				1%	4%	\$12,000	\$0
Restaurant				5,000	\$400	\$2,000,000	1%	4%	\$20,000	\$80,000
<b>TOTAL</b>	<b>28,000</b>		<b>\$1,200,000</b>	<b>5,000</b>		<b>\$2,000,000</b>			<b>\$32,000</b>	<b>\$80,000</b>

**RETAIL/RESTAURANT -- ESTIMATES OF FUTURE BPOL AND BPP**

Component	Retail & Restaurant SF	Est. BPOL per SF	EST. BPOL	Est. BPP per SF	EST. BPP
Community Use	24,000	\$0.00	\$0	\$0.00	\$0
General Retail	4,000	\$0.63	\$2,500	\$0.20	\$800
Restaurant	5,000	\$0.63	\$3,200	\$0.20	\$1,000
<b>TOTAL</b>	<b>33,000</b>		<b>\$5,700</b>		<b>\$1,800</b>

**OFFICE -- ESTIMATES OF FUTURE BPOL AND BPP**

Component	Office SF	Est. BPOL per SF	EST. BPOL	Est. BPP per SF	EST. BPP
Office	1,000	\$1.63	\$1,600	\$0.24	\$200
<b>TOTAL</b>	<b>1,000</b>		<b>\$1,600</b>		<b>\$200</b>

## Fiscal Impact Estimate - PAUL VI Proposed Redevelopment

### ESTIMATED EXPENSES (PAUL VI)

#### CITY GOVERNMENT EXPENSES (COMMERICAL)

	FY 17 Net Cost to City	% Applic. to Commercial	FY 17 Commercial Expenditures	Expenses for 1,000 Sq. Ft.	For 34,000 Sq. Ft.
General Government	\$12,106,305	35%	\$4,237,207	\$471	\$16,007
Police	\$10,842,541	30%	\$3,252,762	\$361	\$12,288
Fire	\$10,800,559	30%	\$3,240,168	\$360	\$12,241
Public Works	\$3,914,491	25%	\$978,623	\$109	\$3,697
Social Services	\$5,524,111	10%	\$552,411	\$61	\$2,087
Culture and Recreation	\$4,313,755	5%	\$215,688	\$24	\$815
Planning and Development	\$2,122,026	40%	\$848,810	\$94	\$3,207
Education	\$45,358,560	0%			\$0
<b>TOTAL</b>	<b>\$94,982,348</b>				<b>\$50,000</b>

**based on: 9,000,000 sq. ft. total Commercial space in City**

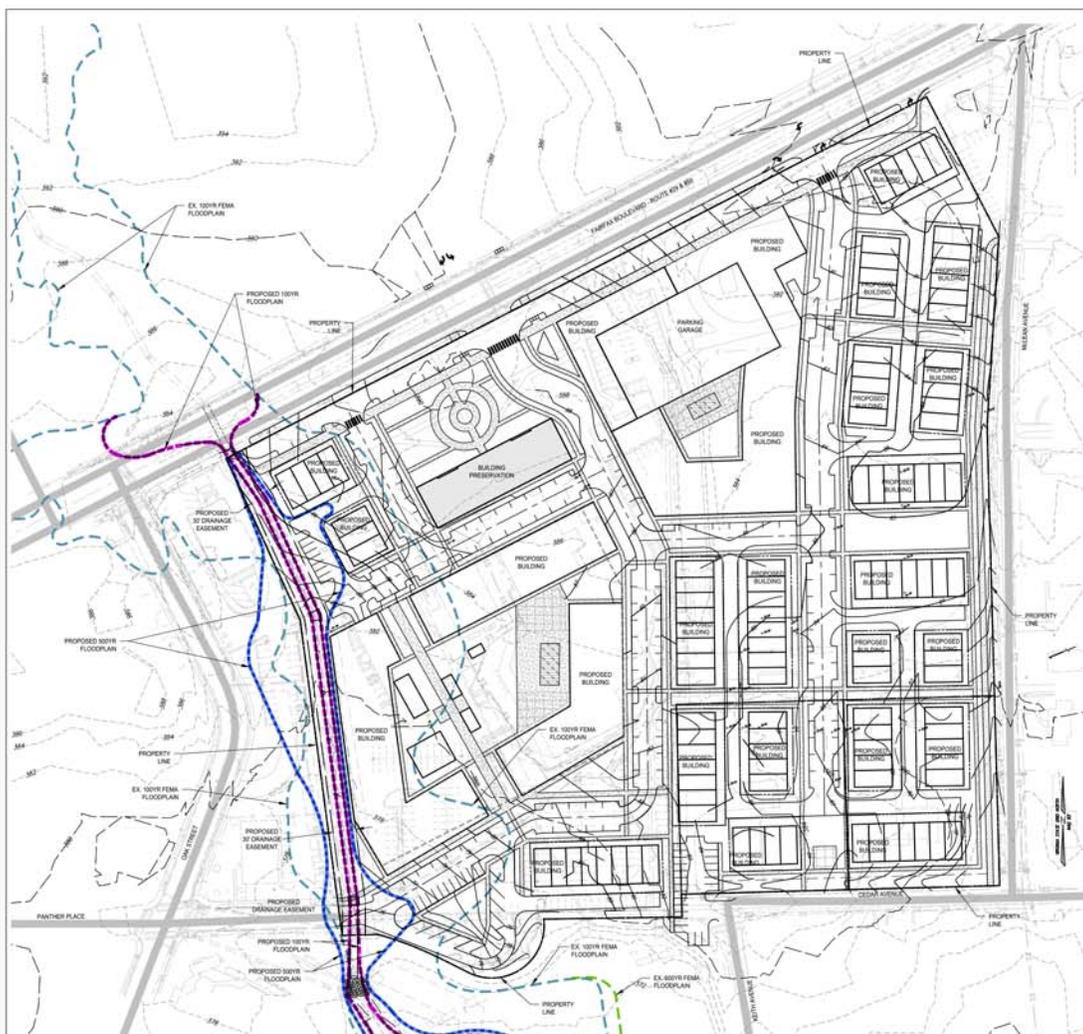
# PAUL VI FLOODPLAIN STUDY

PREPARED BY



**christopher**  
consultants

engineering · surveying · land planning



**christopher Project #15010.003.00**

**April 18, 2017**

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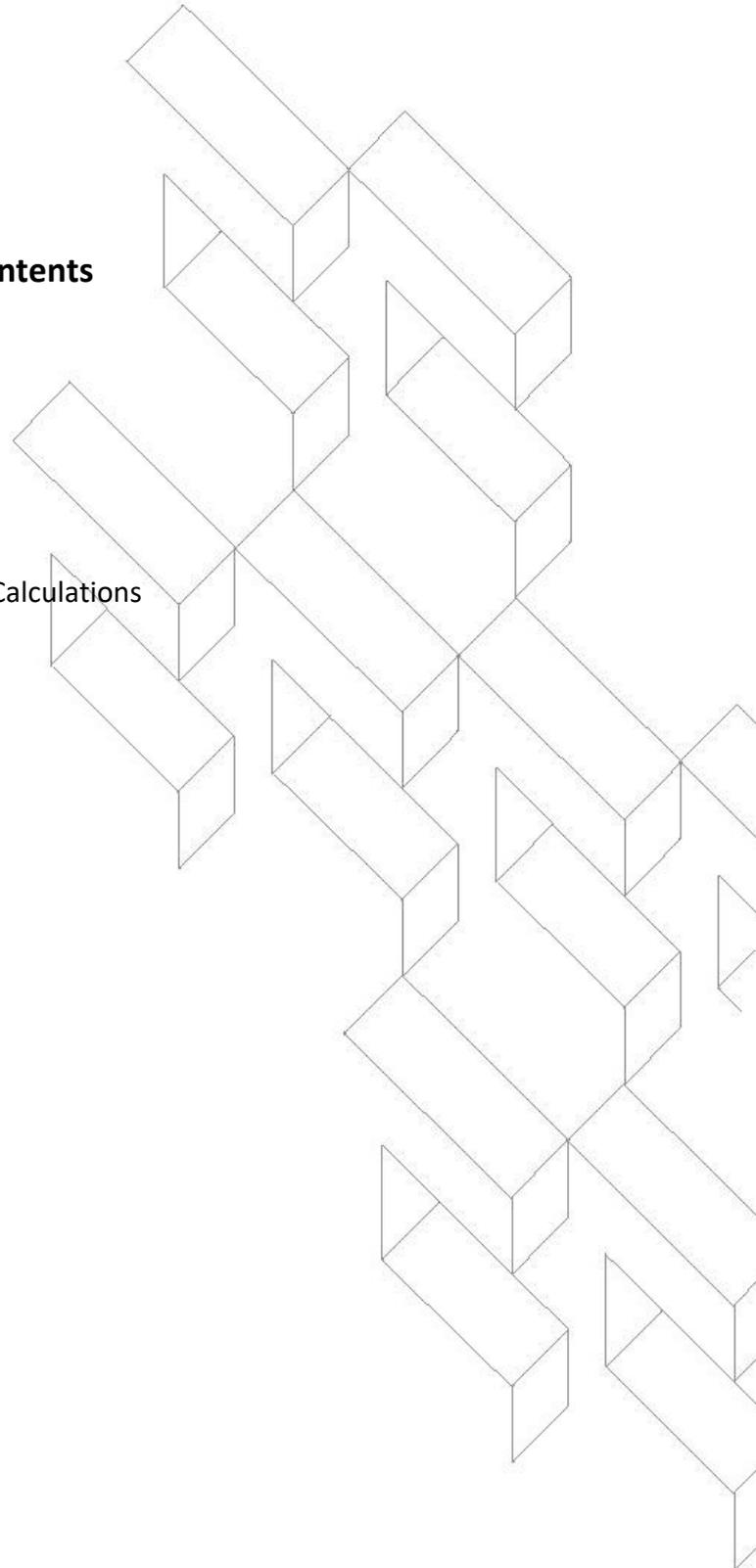
Floodplain Map and Site Plan

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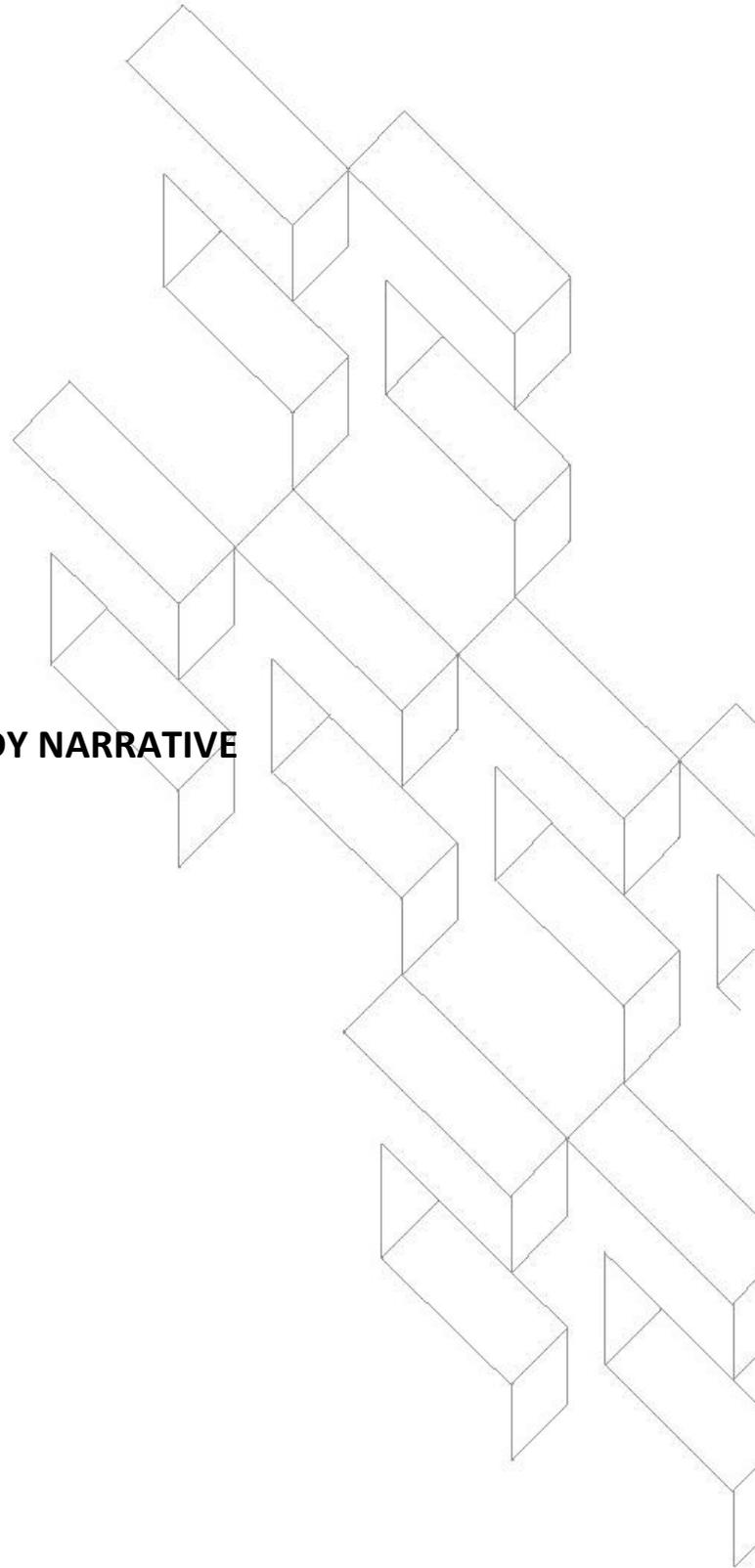
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Appendix D

HECRAS Model Proposed Conditions



**FLOODPLAIN STUDY NARRATIVE**



## **Floodplain Study Background and Scope**

The purpose of this study is to evaluate the existing Federal Emergency Management Agency (FEMA) floodplain along the west side of the Paul VI property and to evaluate proposed improvements associated with the Paul VI Redevelopment Project along the existing floodway. The proposed improvement will be evaluated to assist the City in alleviating the existing flooding problems at an existing storm crossing east of the existing Oak Street intersection with Fairfax Boulevard. As part of this evaluation the study utilizes data from a Draft Preliminary Engineering Report titled Fairfax Blvd. & Oak St. Stormwater Improvements dated June 5, 2015 developed for the City of Fairfax by Woolpert Associates. In addition, data from the FEMA Flood Insurance Study for The City of Fairfax dated June 2, 2006 accompanied by the FEMA provided HECRAS model for Accotink Creek, Tusico Branch was utilized in the development of the existing and proposed hydraulic models for this study.

The Woolpert Study states that “Currently, during relatively small rainfall events flooding occurs along Fairfax Boulevard. Based on our research and investigations this flooding has been caused by increased development upstream of the Fairfax Boulevard stormwater crossing. When this development was constructed in 1998 the crossing of Fairfax Boulevard and the outfall were not upgraded to handle the additional flow. To make the problem worse the original installation of the culvert crossing was not installed properly causing backwater issues at this location”. The existing 72”x 48” elliptical corrugated metal pipe, downstream from this crossing, in a 20’ drainage easement along the east side of the Paul VI site, is deteriorated and partially blocked in several locations based on the Woolpert investigation as well as observation during the performance of this study. The existing FEMA FIRM Map 5155240001D shows the Paul VI development site is shown in Zone AO which assumes a 2’ water depth along the pipe and outfall for the site. FEMA engineering analysis and associated calculated water surface profile elevations end at the existing 72” x 48” CMP outfall just south of Panther Place roadway crossing approximately 570’ upstream of Keith Avenue. The existing FEMA 100 and 500 yr. flood plains are shown on the Topographic Work Map Exhibit B for the study with the 100 yr. floodplain continuing through the Paul VI site across Fairfax Boulevard and north into the commercial and residential development based on the Zone AO 2’ depth assumptions to its terminus approximately 2,500 lf upstream. The purpose of this study is to only revise the FEMA floodplain associated within the limits of the Paul VI Redevelopment site.

## **Hydrologic Analysis**

Stormwater runoff and associated flows for the 2,10,25, 50,100 and 500 yr. storms were reviewed for the Woolpert study and compared with available flow information downstream at FEMA cross section 2443.764 upstream of the Keith Avenue crossing. The Woolpert study flows were developed using previously approved drainage areas and updated rainfall intensities using the rational runoff method. The FEMA flows were developed using NRCS TR-55 graphical peak discharge methodology and older topographic information from a 2003 FEMA revision study. The comparison shows a discrepancy between the flows at the downstream crossing as shown in Table 1 below.

**Table 1**  
**Flow at FEMA XSECTION 2443.764**

<b>Interval</b>	<b>christopher</b>	<b>Woolpert</b>	<b>FEMA</b>
	(cfs)	(cfs)	(cfs)
2 Yr.	143	273	N/A
10 Yr.	336	370	650
25 Yr.	489	467	N/A
50 yr.	630	574	970
100 yr.	794	643	1100
500 yr.	1278	N/A	1460

This study developed new hydrologic data and associated drainage mapping included as Exhibit A in Appendix A. The new runoff calculations are based on current 2014 City of Fairfax Topographic information 1 ft. contour interval as well as available GIS data showing the existing storm sewer system for the 0.3 square mile drainage area. In addition, runoff depths and associated rainfall intensities from the 2011 Fairfax County Public Facilities Manual that were verified using available NOAA rainfall in the vicinity of the site were used to generate flows. The flows were developed using NRCS TR-55 model with a Type II 24-hour storm distribution routed through the site using standard methodologies for calculation of time of concentrations and associated soils runoff characteristics. The associated analysis is included in Appendix A of this report and is summarized in Table 2 below. The flows generated for this study fall between the previously developed Woolpert Study and FEMA flows and were used for the hydraulic analysis of the existing and proposed culvert for the outfall along the unnamed tributary of the Tusico Branch of Accotink Creek.

**Table 2**  
**Proposed at Cross Section Location Current Study Flows**

<b>Interval</b>	<b>2 Yr.</b>	<b>10 Yr.</b>	<b>25 Yr.</b>	<b>50 yr.</b>	<b>100 yr.</b>	<b>500 yr.</b>
	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
Location						
XSEC 3159	89	222	330	438	548	897
XSEC 3069	89	222	330	438	548	897
XSEC 3009	89	222	330	438	548	897
XSEC 2824	92	229	341	445	565	923
XSEC 2523	92	229	341	445	565	923
XSEC 2443.764	143	336	489	630	794	1278
XSEC 1905	143	336	489	630	794	1278

## Hydraulic Analysis

The FEMA provided HECRAS Model for the Accotink Creek, Tusico Branch Unnamed Tributary was used as the basis for the model that was developed for this analysis. The model downstream of Keith Avenue was removed and starting water surfaces at FEMA Section 1905.580 were used as boundary conditions for the model. Existing FEMA cross sections in the stream were verified by survey for this model.

**Table 3**  
**Starting WSEL from FEMA**  
**Model XSEC 1905.580**

<b>Storm Interval</b>	<b>W.S. Elev (ft.)</b>
2 Yr.	369.64
10 Yr.	369.91
25 Yr.	370.14
50 yr.	370.46
100 yr.	370.22
500 yr.	370.46

The stream was modeled using Army Corps of Engineers HECRAS River Analysis System Version 5.0.1. The model was extended above existing FEMA Section 2443.764 at Panther Place and the existing 78"x48" CMP culvert data was added to simulate the existing condition along the stream. Open sections were added at existing drop inlet locations simulating the connections while allowing water to overtop the inlets and flow overland across the surface above. Surveyed topographic information was used to develop cross sections and surface information for the overland flow that was modeled as a bridge deck. Appropriate expansion and contraction values were used to simulate the losses associated with turbulence within a drainage structures connecting to pipe culverts along the floodway. Section locations and alignment information for the existing and proposed condition is shown on the working topographic map included as Exhibit A in Appendix B. Information from the Woolpert study and observed field conditions verified that the existing culvert is deteriorated and has several partially blocked sections from the Fairfax Boulevard crossing to the outfall downstream at Panther Place. The FEMA model "n" values were verified and used along the stream and the "n" values for the CMP were increased for the deteriorated condition. The culvert was modeled as partially blocked based on sediment buildup along the bottom of the existing CMP. The existing conditions model included in Appendix B confirms findings from the Woolpert Study showing that the Fairfax Boulevard culvert crossing floods the roadway in the 2 yr. and larger storm events. The existing 100 yr. floodplain limits shown on the working topographic map are based on FEMA limits assuming a 2' depth of water along the channel top of bank. In addition, the existing 100 yr. and 500 yr. floodplain was modeled and limits developed to provide a base analysis condition to compare the proposed project improvements to meet FEMA requirements for the CLOMR submission. The analysis of the existing conditions including cross sections and water surface profiles are included in Appendix C of the report.

The City currently has a proposed improvement project upstream of the site to replace the existing elliptical 72"x48" CMP with a '8 x 4' concrete box culvert to reduce flooding at the Fairfax Boulevard crossing. The Fairfax Boulevard & Oak St Stormwater Improvements Phase 1 (state project No.0050-151-R74) will construct approximately 78 LF of box culvert and connect to the existing elliptical pipe upstream of the site. The project is scheduled to begin in the spring of 2017. The Woolpert Study proposed the box culvert improvement along with an 8'x4' future downstream improvement to allow the 25 yr. storm event to pass without causing flooding on the existing roadway to meet VDOT and City of Fairfax Standards for the roadway. The HECRAS model was run with the updated flow information using the proposed 8' x 4' box and the proposed 10'x 4' box culvert beneath Panther Place. The HECRAS model verified the Woolpert SWM model providing similar relative water surface elevations along the modeled floodway including the 2' freeboard for the 25 yr. event at the Fairfax Boulevard crossing. The calibrated HECRAS model was used to evaluate the existing and proposed conditions within the floodplain on the Paul VI Redevelopment site.

In order to remove the 100 yr. floodplain limits from the site and contain the storm event within the proposed culvert multiple pipe and box culvert options were modeled and reviewed for conformance with site requirements. The proposed culvert would need to minimize on site impacts, be constructible, not require extensive downstream outfall grading and provide the required hydraulic elements to minimize water on the existing and adjacent sites. A 10' x 5' box culvert was chosen to meet the requirements for the site downstream of the proposed City project to the existing outfall at the Tusico Branch and the unnamed tributary to Accotink Creek. The analysis of the proposed 10' x 5' box culvert included in Appendix D is illustrated in plan view in Exhibits B and C with the proposed 100yr and 500yr. floodplain limits depicted on the working topographic map of the site. The model shows that storms up to the 100 yr. event are contained within the box culvert on the site and that there is less than 0.01' of water on the Fairfax Boulevard roadway during that 100 yr. event. A plan and profile of the proposed improvements along with a profile showing proposed WSEL's for the 2yr. -500 yr. events are included as Exhibits D and E in Appendix D.

## **Summary**

The model shows that the proposed City 8' x 4' improvement combined with the proposed 10' x 5' box-culvert from Fairfax Boulevard to the outfall at Tusico Branch and the unnamed tributary of Accotink Creek will contain the 100 yr. storm event on the site and provide improved conditions for the Fairfax Boulevard crossing and adjacent properties. The 100 yr. event WSEL at the Fairfax Boulevard crossing is less than 0.1' depth and the modeled WSEL at Panther place shows 0.2' of depth at the downstream end of the crossing with the 100 yr. floodplain tying into the existing limits just upstream of the Keith Avenue Crossing. The 50 yr. modeled event WSEL at Fairfax Boulevard does not impact the roadway and provides an improved condition for motorists traveling the corridor above the condition provided by the proposed City improvement project using the 8' x 4' box culvert downstream.

Existing and proposed 100 yr. and 500 yr. floodplain limits are included in Appendix B in Exhibits A and B. A sample of the proposed revision to the FEMA FIRM map is included in Appendix D as Exhibit F. Table 4, comparing water surface elevations for existing and proposed model conditions, is shown below to summarize the proposed Paul VI improvements on the existing Fairfax Boulevard crossing. The table shows lowered water surface elevations on the proposed Paul VI redevelopment site, the adjacent land

and upstream properties along the Tusico Branch, and the unnamed tributary to Accotink Creek. WSEL's downstream in the existing channel are not changed based on the proposed modeled condition. Proposed water surface elevations for the 2,10,25,50,100 and 500 yr. events are shown in profile along the Tusico Branch of the unnamed tributary to Accotink Creek in Appendix D Exhibit E. The proposed revision to the FEMA map panel is shown in Appendix D Exhibit F.

**Table 4**  
**HECRAS Modeled Existing vs Proposed WSEL Comparison Table**  
**Tusico Branch Unnamed Tributary to Accotink Creek**

Reach	River Sta	Profile	Q Total (cfs)	Exist	Prop (10x5)	Difference
				W.S. Elev (ft.)	W.S. Elev (ft.)	(Prop-Exist) W.S. Elev (ft.)
1	3159	2 yr.	89	384.12	384.25	0.13
1	3159	10 yr.	222	386.87	387.05	0.18
1	3159	25 yr.	330	387.36	387.12	-0.24
1	3159	50 yr.	438	387.51	387.39	-0.12
1	3159	100 yr.	548	387.22	383.23	-3.99
1	3159	500 yr.	897	388.78	384.24	-4.54
1	3115		Culvert			
1	3069	2 yr.	89	383.59	379.89	-3.7
1	3069	10 yr.	222	384.84	381.87	-2.97
1	3069	25 yr.	330	384.93	383.68	-1.25
1	3069	50 yr.	438	384.97	383.96	-1.01
1	3069	100 yr.	548	384.59	383.65	-0.94
1	3069	500 yr.	897	383.73	383.82	0.09
1	3039		Culvert			
1	3009	2 yr.	89	382.11	375.63	-6.48
1	3009	10 yr.	222	384.62	378.99	-5.63
1	3009	25 yr.	330	384.71	380.19	-4.52
1	3009	50 yr.	438	384.68	380.44	-4.24
1	3009	100 yr.	548	384.06	382.29	-1.77
1	3009	500 yr.	897	385.43	383.03	-2.4
1	2916		Culvert			
1	2824	2 yr.	92	379.09	373.34	-5.75

Reach	River Sta	Profile	Q Total (cfs)	Exist	Prop (10x5)	Difference
				W.S. Elev (ft.)	W.S. Elev (ft.)	(Prop-Exist) W.S. Elev (ft.)
1	2824	50 yr.	445	381.59	378.08	-3.51
1	2824	100 yr.	565	381.35	375.63	-5.72
1	2824	500 yr.	923	383.32	378.92	-4.4
1	2523	2 yr.	92	374.7	371.11	-3.59
1	2523	10 yr.	229	376.35	372.34	-4.01
1	2523	25 yr.	341	375.9	370.61	-5.29
1	2523	50 yr.	445	375.48	371.07	-4.41
1	2523	100 yr.	565	377.39	375.41	-1.98
1	2523	500 yr.	923	377.78	374.92	-2.86
1	2483		Culvert			
1	2443.764	2 yr.	143	371.08	371.08	0
1	2443.764	10 yr.	336	372.33	372.33	0
1	2443.764	25 yr.	489	372.67	372.67	0
1	2443.764	50 yr.	630	372.87	372.87	0
1	2443.764	100 yr.	794	373.12	373.12	0
1	2443.764	500 yr.	1278	373.56	373.56	0
1	2160.924	2 yr.	143	369.98	369.98	0
1	2160.924	10 yr.	336	370.56	370.56	0
1	2160.924	25 yr.	489	370.79	370.79	0
1	2160.924	50 yr.	630	371	371	0
1	2160.924	100 yr.	794	371.04	371.04	0
1	2160.924	500 yr.	1278	371.36	371.36	0
1	1905.58	2 yr.	143	369.64	369.64	0
1	1905.58	10 yr.	336	369.91	369.91	0
1	1905.58	25 yr.	489	370.14	370.14	0
1	1905.58	50 yr.	630	370.46	370.46	0
1	1905.58	100 yr.	794	370.22	370.22	0
1	1905.58	500 yr.	1278	370.46	370.46	0

The following table is provided to meet item 1 checklist requirements for the City of Fairfax Floodplain Permit Application. A site plan is included in Appendix B for item 2 and the calculations included with this report meet the requirements for a Hydraulic Report listed as item 3 on the report application.

**Table 5**  
**Paul VI Redevelopment Plan Checklist**  
**Data Table for 100 Yr. Floodplain Permit Application**

	<b>Existing</b>	<b>Proposed</b>
Impervious surface in floodplain	2.47 Acres	<b>0 Acres *</b>
Area of floodplain vegetation disturbed	2.86 Acres	<b>0.15 Acres*</b>
Area of floodplain land graded	2.86 Acres	<b>0.15 Acres *</b>
Max depth of cut or fill on floodplain land	N/A	1.2 ft. fill
Pre and Post development stream velocities	7.39 ft/s us 6.61 ft/s ds	8.94 ft/s us 5.61 ft/s ds
Base elevation of lowest level (ft.)	381.5	386.0 ff Res 376.0 ff Parking
Market value of existing struct and prop work	\$5,345,800	\$ 0 *

**\* 100 Yr. floodplain contained within 10'x5' box culvert below ground on site**