



City of Fairfax, Virginia

City Council Regular Meeting

Agenda Item # 8a

City Council Meeting 9/11/2018

TO: Honorable Mayor and Members of City Council

FROM: David Hodgkins, Acting City Manager

SUBJECT: Public hearing and Council action on a request of IDI Fairfax L.C., for a Comprehensive Plan Amendment, Zoning Map Amendment with Planned Development Review, Special Use Permit and issuance of a Certificate of Appropriateness by City Council on the premises known as 10675 Fairfax Boulevard, 10600 and 10606 Cedar Avenue and more particularly described as Tax Map Parcels 57-1-02-112, 113 and 114.

ISSUE(S): Continuation of a City Council public hearing from June 12, 2018, regarding the requested Comprehensive Plan Amendment to modify the future land use map designation from Institutional and Residential Low to Business Commercial, Transitional and Residential – High; Rezoning from CR – Commercial Retail, RM – Residential Medium and John C. Wood House Historic District to PDM – Planned Development Mixed Use; Special Use Permit for disturbance in the floodplain; and issuance of a Certificate of Appropriateness for architecture and landscaping.

SUMMARY: The applicant proposes to replace an existing school building and two single family residences on three lots with 266 residential units and 44,000 square feet of commercial and/or community space.

FISCAL IMPACT: Staff anticipates an annual net positive fiscal impact of \$674,000 to \$1,061,000 as a result of the proposed redevelopment.

RECOMMENDATION: Staff recommends approval of the Comprehensive Plan Amendment and Zoning Map Amendment. Staff recommends approval with conditions of the Special User Permit and Certificate of Appropriateness.

ALTERNATIVE

COURSE OF ACTION: City Council may approve or deny all of the subject applications, or defer the decision on all of the subject applications to a later date.

RESPONSIBLE STAFF/

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

COORDINATION: Community Development and Planning Building and Fire Code Human Services
Public Works Fairfax Water Police
City Attorney Historic Resources Real Estate

ATTACHMENTS: Staff Report.



CITY OF FAIRFAX

Department of Community Development & Planning

Zoning Map Amendment (Z-17040060), Special Use Permit (SU-17040061)
Certificate of Appropriateness (BAR-17-00406)

PUBLIC HEARING DATE

September 11, 2018

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, Architectural Control
Overlay District

APPLICATION SUMMARY

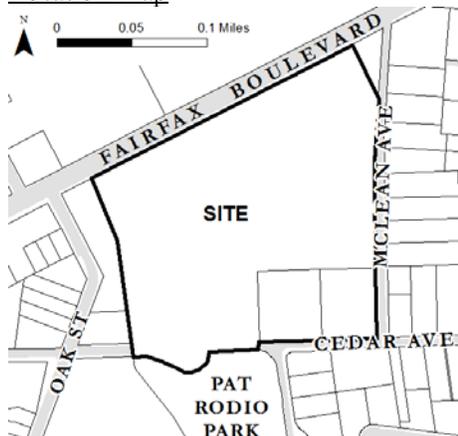
The applicant requests the following land use actions:

1. A Comprehensive Plan Amendment to modify the future land use map designation from Institutional and Residential Low to Business Commercial, Transitional and Residential – High;
2. Rezoning of 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 144 multifamily condominiums, 115 townhomes, seven single-family homes, 20,000 sf of retail space and 24,000 sf of commercial and/or community space to be located within a retained portion of the original school building;
3. Special Use Permit for disturbance in the floodplain;
4. Support for Waivers from the Public Facilities Manual as listed in the Master Development Plan; and
5. Certificate of Appropriateness for architecture and landscaping.

STAFF RECOMMENDATION

Staff recommends the City Council approve the requests for a Comprehensive Plan Amendment from Institutional and Residential Low to Business Commercial, Transitional and Residential – High; a Zoning Map Amendment from CR – Commercial Retail, RM – Residential Medium and John C. Wood House Historic District to PDM – Planned Development Mixed Use; a Special Use Permit for disturbance in the floodplain and a Certificate of Appropriateness for architecture.

Location Map



Proposal Summary

The proposal includes a total of 266 residential units, including 144 multifamily residential condominiums, 115 townhomes and seven single-family homes, 20,000 square feet of retail space and the 24,000 square foot retained portion of the school building, which may contain a mix of commercial and/or community uses. The resulting residential density is 14.37 dwelling units per acre. The proposed site plan is shown in Figure 1. The full plan and narrative are provided in Attachment 2 and 3.

Vehicular access is provided with one access point from Oak Street and four access points from Fairfax Boulevard. Signalized access is provided at an existing traffic signal. Although no vehicular access is provided from the east side of the site, pedestrian access is provided at multiple locations. Approximately 24 percent of the site area is designated as recreation and open space.

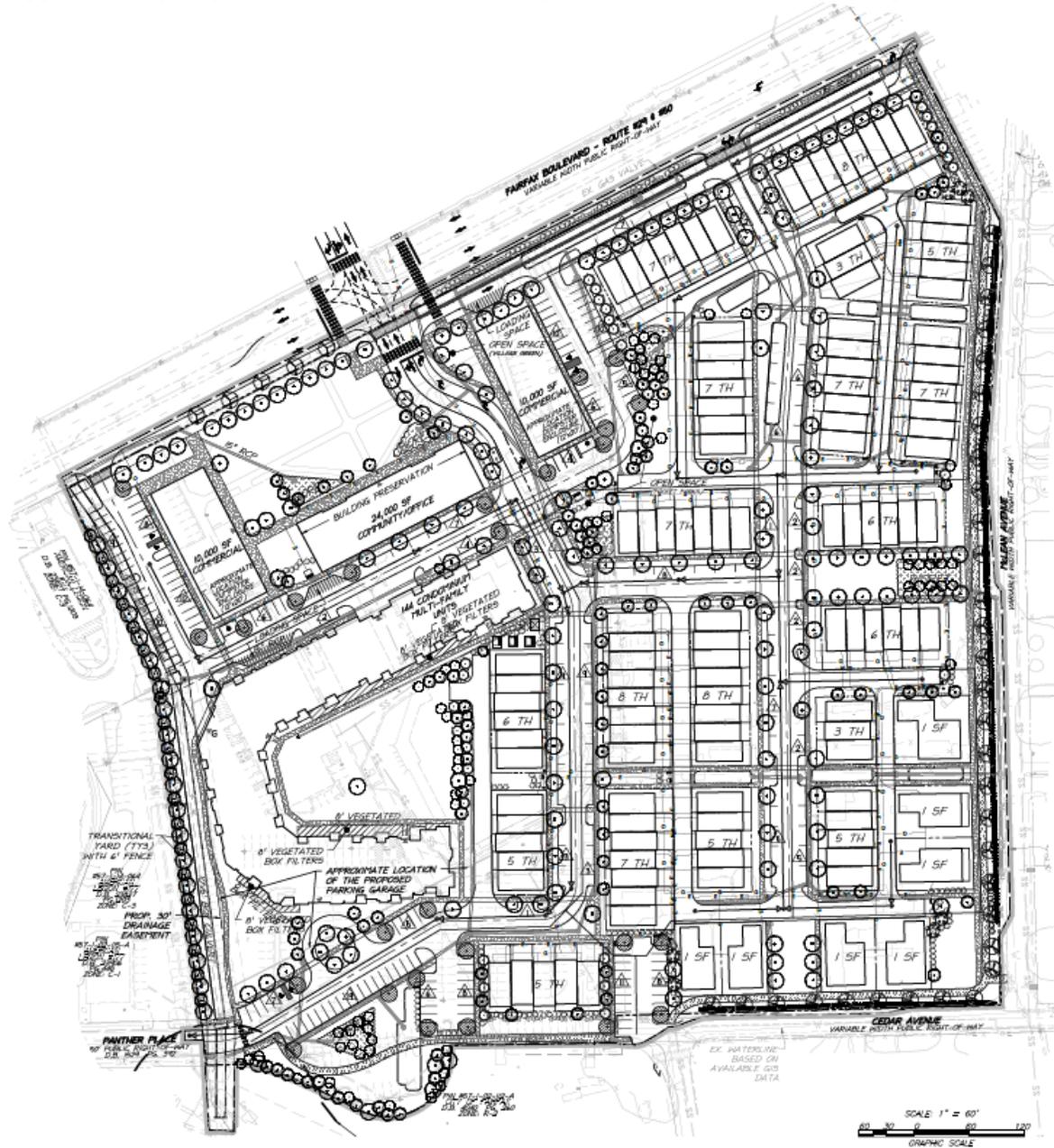


Figure 1: Proposed Site Plan

Background

The City Council public hearing for this application was opened at the June 12, 2018 regular meeting, at which time the City Council deferred action until a date certain of September 11, 2018 in order to allow the applicant time to address several concerns that were raised by City Council and/or the public during that hearing. Following is a description of the changes proposed by the applicant in order to address those concerns.

1. Height: The maximum height of the multifamily condominium building, which is the tallest proposed building on the site, has been reduced from five floors (60 feet) to four floors (45 feet). This results in a net reduction of 20 residential units as well as architectural changes to some facades of the building, a reduction in parking provided and modifications to the parking garage layout.
2. Single-family homes: 14 townhomes near the southeast corner of the site (Mclean Avenue and Cedar Avenue) have been replaced with seven single-family homes.
3. Townhouses removed: An additional townhouse unit has been removed from each of the two townhouse rows that are perpendicular to Mclean Avenue. This is intended to increase the setback from those units to Mclean Avenue and allow them to function as a transition between the proposed townhouses along Mclean Avenue to the north and the proposed single-family homes to the south.

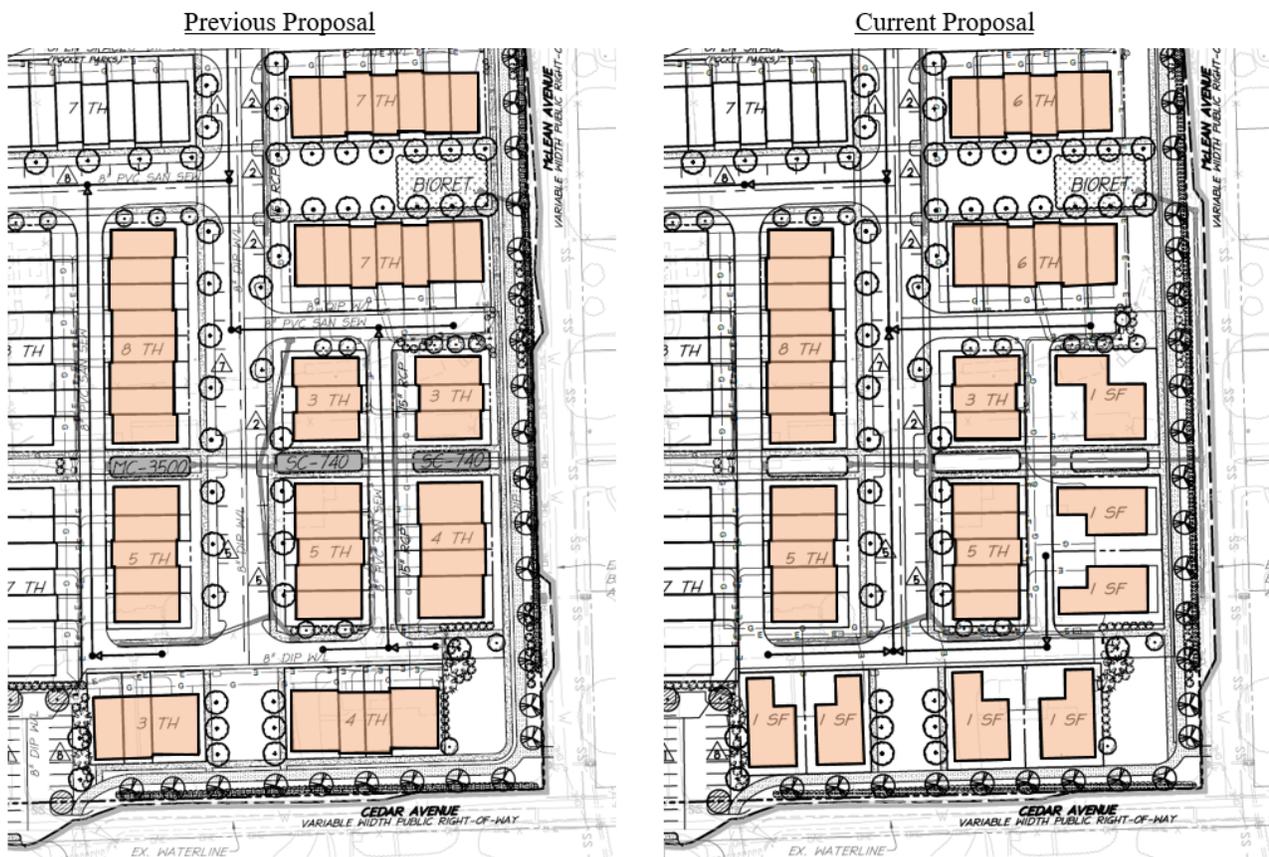


Figure 2: Changes in the southeast corner of the site from the June 12, 2018 public hearing

The resulting proposal includes 266 residential units, including 115 townhomes, 144 multifamily condominiums, seven single-family homes, 20,000 square feet of retail space and 24,000 square feet of commercial and/or community space. There are no changes proposed to vehicular access for the site or the internal circulation.

The Staff Analysis from the proposal, as reviewed by the City Council at the June 12, 2018 meeting, is included in the attachments for that staff report. Several subjects of that analysis are impacted by the proposed revisions, a description of which is provided below.

Architecture: There are two changes to the architecture on the site resulting from the plan modifications as described below:

- 1) Some facades of the condominium building have been modified as a result of the reduction from five floors to four. The initial architecture for the condominium building was recommended for approval for a Certificate of Appropriateness by staff and the Board of Architectural Review, subject to conditions. A comparison of the north elevation of the condominium building from the Board of Architectural Review hearing and the currently proposed north elevation of the condominium building is provided in Figures 3A and 3B, showing the proposed changes are generally in keeping with the quality and aesthetic of the architecture that was reviewed by the Board of Architectural Review. The applicant does not propose any changes to the portions of the building that were previously proposed to be four stories. All revised elevations, as submitted by the applicant, are provided in Attachment 6.



Figure 3A: North condominium elevation (previous proposal).



Figure 3B: North condominium elevation (current proposal)

Staff believes the changes to the condominium facades are generally in keeping with the facades that were reviewed and received a recommendation of support for a Certificate of Appropriateness from the Board of Architectural Review.

- 2) Seven single-family homes, which are a product type that was not included in the previous proposal, have been added to the plan. While each of the seven single-family homes is proposed to have a unique façade, there are generally two design types; a “craftsman” style and a

“brick” style. The craftsman style homes are proposed for the two units farthest to the west along Cedar Avenue and the two units farthest to the south along Mclean Avenue, with the remaining units proposed as the brick style. Typical examples of each style are provided in Figure 4 with all elevations included in the Master Development Plan in Attachment 3.



Figure 4: Typical single-family house elevations, with “craftsman” units to the left and “brick” units to the right.

Single-family homes are not subject to review by the Board of Architectural Review or issuance of a Certificate of Appropriates by City Council. The final design of the single-family homes facades, however, is subject to general conformance with the conceptual elevations provided in the Master Development Plan and that design must “continue around the sides and back of the house with similar materials” as indicated in the notes for each house design.

Staff believes the two architectural styles proposed for the single-family homes are generally in keeping with the varying architectural styles of single-family homes in the surrounding neighborhood.

Parking: With the reduction of 20 condominium units from the previous proposal, the number of parking spaces provided in support of the condominium building has been reduced as well. All parking to support the condominium units is provided in an underground parking garage below the building. 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. In addition, the Zoning Ordinance allows a reduction in the parking requirement for residential uses if supported by a shared parking analysis based on other uses on the site. The purpose of a shared parking analysis is to allow parking spaces to be shared among different uses on the site based on variation in peak hour demands. A breakdown of the parking requirement calculations for multifamily units in the current proposal, compared to the previous proposal is provided in Table 1.

Condominiums	Spaces per unit required	Previous Proposal		Current Proposal	
		Quantity of unit type	Spaces Required	Quantity of unit type	Spaces Required
1 Bedroom Units	1.5	71	107	59	89
2 Bedroom Units	2.0	93	186	85	170
Total	1.79	164	293	144	259
Shared parking reduction			-38		-39
Total required		1.55	255	1.53	220
Provided		1.70	278	1.69	243

Table 1: Comparison of parking calculations for the condominium building between the previous and current submission.

While 220 parking spaces are required by the Zoning Ordinance to serve the condominium building, the applicant proposes 259 parking spaces within the garage. Of those spaces, a minimum of 16 spaces would be shared spaces that are available to the adjacent commercial uses and other users of the site.

The remaining 23 excess spaces could be dedicated for the condominium building or shared with other users of the site depending on demand and at the discretion of the applicant.

It should also be noted that replacement of townhomes with single-family homes near the southeast could increase demand for on-street shared parking spaces within the development because each of the 16 townhouse units that were removed included two driveway parking spaces, while each of the seven single-family homes have no driveway parking spaces.

Other: There are no changes to the requested land use actions from City Council as a result of the plan changes from the June 12, 2018 public hearing. While negligible, the plan changes result in a minor increase in open space, a minor decrease in anticipated annual revenue to the City and a minor decrease in anticipated vehicular trip generation. The changes also require minor adjustments to the landscape plan, which is subject to final approval by the Board of Architectural Review as noted in Condition 1 of the motion for approval of the Certificate of Appropriateness.

REQUESTS

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

- **Comprehensive Plan Amendment** to change the Future Land Use Map from Institutional and Residential Low to Business Commercial, Transitional and Residential – High;
- **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;
- **Support for Waivers** from the Public Facilities Manual as listed in the Master Development Plan; and
- **Certificate of Appropriateness** for architecture and landscaping.

A recommendation on this application is required and has been received by the Planning Commission on the requests for a Comprehensive Plan Amendment and the Rezoning. It should be noted that approval of the rezoning would remove the John C. Wood House Historic Overlay District along with the requirement for a Certificate of Appropriateness for demolition on that portion of the site. The requested support for waivers from the requirements of the Public Facilities Manual are listed within the Master Development Plan and are assumed to be supported by the City Council if the Rezoning is granted. A recommendation is required and has been provided by the Board of Architectural Review for the requested Certificate of Appropriateness for Architecture and Landscaping. The requirement for a Certificate of Appropriateness extends across the entire site based on the uses proposed. No recommendations are required on the Special Use Permit from other City boards and commissions. A list of the required recommendations is provided below.

RECOMMENDATIONS

Comprehensive Plan Amendment:

At a public hearing on April 23, 2018, the Planning Commission provided a recommendation for approval of the request for a Comprehensive Plan Amendment to change the Future Land Use Map designation for the site from Institutional to Business Commercial, Transitional and Residential – High.

Staff further recommends the City Council **approve** the request for a Comprehensive Plan Amendment to change the Future Land Use Map designation for the site from Institutional and Residential Low to Business Commercial, Transitional and Residential – High.

Zoning Map Amendment:

At a public hearing on April 23, 2018, the Planning Commission provided a recommendation for approval of the request for a Zoning Map Amendment (rezoning) provided 19 revisions be incorporated into the Master Development Plan (MDP). The applicant revised the MDP to address the 19 recommended revisions as further described in the staff report for the June 12, 2018 City Council public hearing. Based on those revisions, staff recommends the City Council **approve** the request for a Zoning Map Amendment. The plan changes that have taken place since the June 12, 2018 public hearing do not impact this staff recommendation.

Special Use Permit:

Staff recommends the City Council **approve** the request for a Special Use Permit for disturbance in the floodplain.

Certificate of Appropriateness:

Staff recommends the City Council **approve with conditions** the request for a Certificate of Appropriateness for architecture and refer the proposal back to the Board of Architectural Review for final review and approval of landscaping.

ANALYSIS

Staff analysis of the compliance of all aspects of this proposal and associated land use requests that are not discussed in this staff report with the Comprehensive Plan, Zoning Ordinance and other City goals and policy is provided in Attachment 1 of the staff report for the June 12, 2018 public hearing.

ATTACHMENTS

1. Planned Development Application
2. Revised Master Development Plan - Narrative
3. Revised Master Development Plan – Plan Set
4. Revised Parking Analysis
5. Revised Fiscal Impact Analysis
6. Revised Condominium Illustrative Package
7. Postings and Notices
8. Comprehensive Plan Amendment Resolution and Rezoning Ordinance
9. Sample Motions

PREPARED BY:

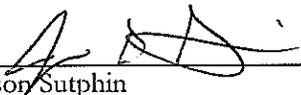


Paul Nabti, AICP
Planner

9/4/18

DATE

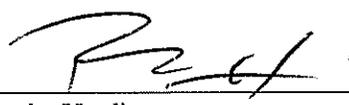
REVIEWED AND APPROVED:



Jason Sutphin
Community Development Division Chief

9/4/18

DATE



Brooke Hardin
Director, Community Development & Planning

9/4/18

DATE

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 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 Registrar



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 Bishop
(Signature of owner or authorized agent) (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 Rumpson / 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: _____
Treasurer: _____
Commissioner of Revenue: _____



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 12th day of April.

Most Rev. Michael F. Burbidge, Bishop of the
2017, by Catholic Diocese of Arlington.

Bonny Bunson
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,
Enrico C. Cecchi, Manager of IDI, Manager, L.C.,
2017, by 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.

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 18th 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

RECEIVED

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 17th 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
Rutherford, Keith A.
Saber, Charles W.
Salgado, R. Anthony
Sanders, Michael I.
Sandilands, Malcolm T.
Schaedle, Michael B.
Scheffler, Michael A.
Schnur, Peter
Schrier, Stephen D.
Scott, Robert P.
Seidel, Barry
Shapiro, Joel C.
Sherwood, Jeffrey
Shoumer, Steven A.
Shtasel, Laurence S.
Singleton, Richard V.
Skakel, Deborah
Smith, James T.
Snyderman, Jason A.
Soffen, Stephen
Soloff, Peter J.
Staiger, James R.
Stein, Robert B.
Streibich, Wayne
Tagvoryan, Ana
Tamburo, Salvatore P.
Thronson, Mark
Valente, Peter C.
Vidas, Mary T.
Waldron, Jonathan K.
Walker, Samuel M.
Wallach, Jason
Ward, Brett S.
Westle, Thomas R.
Wessely, Robert
Whelan, Stephen T.
Wolfe, Charles R.
Wong, Russell T.
Wood, Larry R.
Wright, Shawn M.
Zeiger, Alan L.
Zola, Jared

2. Partnership Name: Reed Smith LLP

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

Abdalla, Tarek F.
Alexander, Eric L.
Allen, Thomas Lee
Amdor, Gareth
Andrews, Alexander Tudor Collella
Arnold, Roy W.
Astigarraga, Jose Ignacio
Atallah, Ana
Barber, William James Gresham
Barzoukas, Nicolas G
Begley, Sara A.
Beiersdorf, Oliver K.
Beilke, Michele Jane
Berman, Patricia
Bernstein, Leonard A.
Bettino, Diane A.
Bhattacharyya, Gautam
Bickham, J. David
Binder, Justus
Binis, Barbara R.
Birt, Steven James
Bishop, Martin J
Blasier, Peter C.
Blefeld, Bruce A.
Bolden, A. Scott
Booker, Daniel I.
Boranian, Steven James
Borg, Christopher
Boutcher, David John
Bovich, John P.
Box, Mary Tamara
Bradley, Patrick E.
Breene, Paul Evan
Brennan, James C.
Brocklesby, Nicholas
Broughton, Kenneth Eugene
Brown, Bryan Keith
Brown, Charles Anthony
Brown, Claude
Brown, Jon Michael
Brown, Michael K.
Burke, Carol Martin

Cahn, Jonathan Daniel
Calligan, David Andrew
Cameron, Douglas E.
Cardozo, Raymond A.
Charot, Benoît
Chassman, Peter J
Cheung, Bo Chun Janet
Clark, Peter S.
Clulow, Jeb
Cohen, David R
Collet, Jean-Pierre
Colman, Abraham Joshua
Combourieu, Fanny
Cooper, Steven
Cousté, Marina
Cullis, John Anthony
Currie, Delphine
Daubert, Gail L
Davis, James Matthew
Dentice, Nathan Paul Wilmor
Dermody, Debra H.
Diana, Anthony Joseph
DiFiore, Gerard S.
Dillon, Lee Ann
Dolan, Timothy Patrick
Drew, Jeffery Ross
Dubelier, Eric A.
Duronio, Carolyn D.
Ellis, Peter M
Ellison, John Norig
Enochs, Craig Richard
Eskilson, James
Estrada, Edward J.
Evagora, Kyriacos
Falkner, Robert Pearce
Fawcett, David B
Fogel, Paul David
Fosh, Michael
Fox, Caspar Lloyd
Francis, Ronald L.
Frenier, Diane M.
Fritton, Karl A.
Gallo, Frank J.
Gasparetti, Lorenzo E.
Geist, Melissa A.
Gentile, Pasquale D.

Gordon, Vincent Roy
Graumlich, Betty Sinclair Wommack
Green, Graham Andrew
Green-Kelly, Diane
Grimes, David M.
Gunn, Richard Malcolm
Gutowski, David J.
Gwynne, Kurt F.
Hagan, John F.
Halbreich, David Martin
Hansson, Leigh T.
Hardin, Julie Alleen
Hardy, Peter Alec
Hartley, Simon Peace
Hartman, Ronald G.
Hasselman, Scot T.
Hatfield, Jacqueline Ann
Hawley, Terence N.
Healy, Christopher W.
Heffler, Curt L.
Hemming, Seth M.
Hewetson, Charles Michael
Hill, Robert J.
Hill, Thomas Edward
Hirsch, Austin L.
Hitt, Leo N.
Ho, Delpha
Hofmeister Jr., Daniel J.
Hooper, John P.
Horrigan, Courtney C.T.
Houston, Marsha Ann
Howes, Dwight A.
Hryck, David M
Huenermann, Rolf
Hultquist, James T.
Husar, Linda Stephanie
Iino, John M.
Izower, Aron S.
Jaskot, Paul J.
Jeffcott, Robin Bryan
Jenkinson, Andrew Philip
Johnson, Gary Craig
Jones, Tyree P.
Jong, Denise
Juergens, Andreas
Kammel, Volker

Karides, Constantine
Katsambas, Panagiotis
Kaung, Alexander Wai Ming
Kay, Rosanne Mary Beatrix
Kirk, Dusty Elias
Kirkpatrick, Stephen Andrew
Klett, Alexander
Korenblatt, Jeffrey Samuel
Kozlov, Herbert F.
Kugler, Stefan
Kwuon, Janet H.
Lai, Ivy
Landers, Daniella Denise
Lee, Michael P.
Leiderman, Harvey L.
Lévy, Marc
Li, Lianjun
Loepere, Carol Colborn
LoVallo, Michael A.
Lowenstein, Michael E.
Lyons, Stephen M.
MacElhone, Isabelle
Maiden, Todd O.
Martin, James C.
Martini, John D.
Mateo, Daniel
Maurer, Christopher J.
McAllister, David J.
McCarroll, James C.
McConnell, Stephen J
McDavid, George E.
McGarrigle, Thomas J.
McIntyre, John M.
McNair, James Egbert
Meissner, Martin
Melodia, Mark S.
Mercadante, James A
Metro, Joseph W.
Miller, Edward Samuel
Miller, Jesse L.
Miller, Steven A.
Min, Catharina Yoosun
Minniti, Cindy Schmitt
Mitchell, Jonah Dylan
Moberg, Marilyn A.
Mok, Kar Chung

Moll, Stephen L
Moller, Charlotte
Moore, Michelle L.
Morrison, Alexander David
Mullins, Edward Maurice
Munsch, Martha H
Napolitano, Perry A.
Nicholas, Robert A.
O'Brien, Kathyleen A.
O'Donoghue, Cynthia
O'Neil, Michael
Page, Jeffrey S
Paisley, Belinda Louise
Parker, Roger John
Peck, Daniel F.
Pedretti, Mark G.
Pepper, Michael Ross David
Petersen, Matthew J.
Peterson, Kurt C.
Phillips, Robert N
Pike, Jonathan Richard
Pollack, Michael B.
Pryor, Gregor John
Quenby, Georgia Margaret
Radley, Lawrence Jeremy
Rammelt, David A
Raven, Ricky Anthony
Rawles, Douglas C.
Reck, Belynda Suzanne
Reid, Graham Matthew
Reinke, Donald C.
Richthammer, Etienne
Rivero, Francisco
Roberts, Diane
Roberts, Ronald Gregory
Roberts, Samantha Heloise
Roche, Brian D.
Rock, Nicholas J
Rogan, Edward G.
Rosen, Barry S.
Rosenberg, Carolyn H.
Roth, Robert A.
Rowan, Vincent Bernard
Ryan, Catherine S.
Rydstrom, Kirsten R.
Rymer, Philip Richard

Samant, Prajakt Kamalnath
Sanders, James Lohman
Sanders, Mark Richard John
Sanders, Michael
Sarcinella, Joseph A
Schaffer, Eric A.
Scheve, Stephen Edward
Schlecker, David Matthew
Schmarak, Bradley S.
Schryber, John W
Schwimmer, Jodi Eryn
Scott, Michael T.
Seaman, Charles H.
Sedlack, Joseph M.
Sessa, Stephen E.
Shapiro, Edward Henri
Sharma, Asha Rani
Shaw, Nicholas John Ashley
Sher, Lawrence S.
Short, Carolyn P.
Shugrue, John Daniel
Siev, Jordan W
Simons, Robert P.
s'Jacob, Oliver Piers
Skrein, Stephen Peter Michael
Smersfelt, Kenneth N.
Smith, Robert M.
Snyder Bagnell, Nicolle R
Sollie, Kyle O.
Solomon, Jonathan
Spafford, Richard Anthony Beaumont
Springer, Claudia Z.
Stainthorpe, Nick John
Stanley, David E.
Stansfield, Wayne C.
Stephenson, Leon
Stewart, George L.
Stimpson, Barry Philip
Suddath, Thomas H.
Suleman, Sakil Adam
Süss, Philipp T
Swinburn, Richard George
Tandler, James R.
Tardif, Natasha
Tashman, Matthew E.
Taylor, Andrew David

Taylor, Philip Minchinton
Teare, Peter Anthony Douglas
Temple, Mark Douglas
Thallner, Karl A.
Theodorou, Demitris Charalambou
Thomas, Alexander Y.
Thompson, Gary S.
Tompkins, Benjamin F.
Toms, Jason Marc
Turner, Paul B
Vallejo, Andres
Vansteenkiste, Sylvie
Vishneski, John S.
Vitsas, John Louis
von Waldow, Arnd N.
Walker, Gary R.
Watt, Christopher Brian
Watterson, Kim M
Weiss, David E.
Weissman, Sonja S.
Weller, Charles Grainger
Wells, Kristin Ifft
Wilkins, Robert Ashley
Wilkinson, James Frederick
Winterfeldt, Daniel Kamin
Wong, Ho Yin Patrick
Woo, Anthony
Wood, Douglas J.
Yan, Betty
Yan, Jay J.
Yoo, Thomas J.
Young, Michael John Garne
Yu, Cheuk Lun Desmond
Zaman, Peter O
Zoeller, Lee A.
Zurzolo, Tracy Leigh

APPLICATION OF IDI FAIRFAX, L.C.
PAUL VI HIGH SCHOOL REDEVELOPMENT
NARRATIVE TO MASTER DEVELOPMENT PLAN

March 28, 2018
Revised August 20, 2018

This Narrative is included as part of the Master Development Plan as if fully set forth therein and should be read in coordination with the physical plan sheets contained in the Master Development Plan. The contents of this Narrative address the requirements contained in Section 3.8.2.C.1 of the City of Fairfax Zoning Ordinance, as amended by the City Council on March 27, 2018.

I. 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 John C. Wood House Historic Overlay District regulates only 10606 Cedar Avenue. The current Comprehensive Plan Future Land Use Map designates the existing school for Institutional use and the residentially zoned parcels for Residential – Low development. As part of the rezoning application, the Applicant is requesting an amendment to the Comprehensive Plan’s Future Land Use Map to change the designation of the Property to a combination of “Business-Commercial,” “Transitional” and “Residential High.”

II. PROJECT DESCRIPTION SUMMARY

The Applicant has carefully planned the Property and the project to strengthen the Fairfax Boulevard corridor, while respecting the existing neighborhoods. The Master 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 shall be offered that are affordable, and shall serve all ages to meet the housing needs of families, first time buyers, and older adults who wish to stay in place in the City. The project shall encourage and support historic preservation, and shall 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 shall open the Property to the public and enable safe access for all users, including pedestrians, bicyclists, transit riders, and motorists of all ages.

III. COMPREHENSIVE PLAN FUTURE LAND USE 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 Future Land Use Map to change the designation of the Property from Institutional and Residential to a combination of “Business-Commercial” (3.71 acres), Transitional” (1.15 acres) and “Residential High” (13.65 acres). Land Use Objective 2 encourages applicants to submit map amendment requests when necessary.

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 Future Land Use Map is appropriate in this instance because the Owner has no intention of retaining the Property for institutional uses. For purposes of the Owner’s long range educational mission, the Property was not large enough land-wise to meet the space needs and the facilities were not modern enough to further justify the extraordinary operating expenses necessary to maintain them.

The reasons why the Owner chose to relocate are the very same reasons why the City chose to relocate Fairfax High School from the Property over forty (40) years ago. And why George Mason University was willing to sell the Property after a short period of ownership. Further, Fairfax Boulevard is currently not as competitive as areas in neighboring jurisdictions because its buildings are old, set back from the roadway and have many vacancies or are filled with non-“A” tenants. All of these reasons contribute to why the Property’s current Plan designation on the Future Land Use Map is no longer appropriate and viable.

The Property’s Institutional designation on the current Future Land Use Map is a detriment and burdensome in the promotion of future uses for the Property. There are very few uses that fall within an institutional use category, and even fewer that would impact the community less than the existing school. Examples of alternative Institutional uses recognized under the City’s Zoning Ordinance include sports arenas, detention facilities, hospitals and religious institutions. These and the other institutional uses are not typically able and willing to spend the amounts necessary to acquire, develop and maintain large parcels such as the Property. Many would also require City Council approval.

The initial vision of Institutional development is unlikely to be realized again. Because of the age, configuration and condition of the existing buildings on the Property, the existing use is not one that could be easily replaced. Based on the City’s own demographic and economic studies, neither the current Comprehensive Plan designation nor the existing zoning classifications offer incentives for redevelopment in a manner that serve the City’s long term interests and the viability of the commercial businesses along the Boulevard.

Land Use Objective 3 in the Comprehensive Plan encourages the promotion of the Fairfax Boulevard corridor. This project achieves that objective by activating this area with new

commercial, retail and community uses, plus the addition of much needed new residents to fill in missing demographic groups from the City. The City will be more competitive with neighboring jurisdictions if it can attract new housing and a younger population.

The combination of Business-Commercial for the commercial buildings and the adaptively reused school building, Transitional for the fifteen (15) proposed owner-occupied live/work units along Fairfax Boulevard, and Residential High for the single family detached homes, townhouses and multifamily building on the remainder of the Property is now suitable for the Property because they will support the proposed mixture of appropriate uses. These categories are designed to attract a combination of residential, commercial and institutional/community development. The Master Development Plan maintains the Comprehensive Plan's "Connector" feel along the Boulevard, while still enabling ample land necessary for a successful project and the ability to plan appropriate transitions. As desired in the City's designated mixed use areas, this project yields open space opportunities and areas with new, uninterrupted pedestrian and bicycle connectivity both within and adjacent to the Property, all in conformance with the City's Community Appearance Plan and Bicycle Master Plan.

Also, large open areas are being created for public use in front of the preserved school building and adjacent to Pat Rodio Park. Overall, the Master Development Plan bolsters the goal of providing an active street presence along the Boulevard with the increase in commercial space designed around the large green area serving as a focal point.

IV. NARRATIVE PROVISIONS FOR PLANNED DEVELOPMENT DISTRICT

A. SECTION 3.8.2.C.1.(a) - STATEMENT OF HOW THE PROPOSED DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Applicant believes the project as depicted on the Master Development Plan 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, but also affords an opportunity for IDI to create a signature community that is vibrant, accessible and walkable. A community that shall capture a missing segment of the City's housing market and one that adds new residents to the community to patronize existing businesses along the Corridor and establish roots in the City for the long term. The proposed amendment to the Future Land Use Map shall further permit implementation in substantial conformance with the Comprehensive Plan textual goals and objectives.

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 (60 foot height limit, 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. The Property is located in an area deemed a "Connector" in the Comprehensive Plan, and as such, the Master Development Plan has been designed to reflect some of the guidance targeted for these areas.

The final version of the Master Development Plan focuses on many key elements in the Comprehensive Plan for the Connector areas. These include reducing height along the Boulevard from five (5) stories, as originally proposed, to three (3) stories by eliminating the mixed use retail and multi-family rental building from the original plan and by adding two (2) new one-story commercial retail buildings to complement the preserved two (2) story school building. The mix of commercial uses proposed is in keeping with "smaller scale" more neighborhood serving retail, restaurant and personal service uses recommended in the Comprehensive Plan for Connector areas.

Overall, the focus is now lower scale buildings along the Boulevard, including some three (3) story townhomes. The four (4) story condominium building has been re-oriented further away from neighboring properties and is farther removed from Fairfax Boulevard. This configuration of buildings is in conformance with the Plan's language that buildings should be "predominantly 1 to 3 stories."

While the Property is located in the West Connector along the Boulevard, it also has many characteristics and defining features of a "Unified Mixed Use Project" in the Comprehensive Plan that support and foster the proposal, including the amendment to the Plan's Future Land Use Map (as discussed above). 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 one and four 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 multimodal and pedestrian friendly travel options, including sidewalks and a trail that conforms to the City’s trails plan.
- A network of large open areas suitable for public gatherings, along with smaller pocket parks and public spaces. Currently the Property is closed off to the neighborhood and 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 revised should be considered in conformance with both the guidance for Connectors and as a “Unified Mixed Use Project” which justifies the wide variety of proposed housing types.

While none currently exist, the City’s Comprehensive Plan recognizes the need to consider the establishment of new residential uses on Fairfax Boulevard on a case-by-case basis in support of high-quality development. (Economy Objective EC-1.4). The Fairfax Boulevard Master Plan Vision and Summary Appendix in the Comprehensive Plan also states

A mix of uses is essential to conquering transportation problems and creating sustainable, interesting and successful addresses. The corridor should support not just retail, car dealerships and hotels, but also housing, workplaces, green spaces and civic uses.
(*Emphasis supplied*)

As noted by the City Council and Planning Staff in its deliberations of the recent Fairfax Shopping Center (Regency) zoning application, the Comprehensive Plan acknowledges that the types of uses that are acceptable should be flexible to accommodate market conditions provided that they contribute towards the vision of the Plan (e.g., active street presence, buildings oriented on the Boulevard, walkable, provision of open space and public gathering areas). In fact, Land Use Objective 1.1 in the Comprehensive Plan states that apartments and townhouses should be encouraged between commercial uses and low density uses to establish logical transitions. In the Plan’s discussion of Land Use along the Corridor, several instances are mentioned when residential use may be appropriate to fulfill the benefits of commercial development. Residential is also appropriate along the Corridor as a means to avoid undesirable uses or situations (such as vacant buildings).

These objectives are consistent with the Streetsense market study prepared for the City in 2014, and updated by Streetsense at IDI’s request in the master planning for the Property. In order to continue to support the City’s desire to strengthen the designated nodes (i.e., Centers) at Kamp Washington, Northfax and Fairfax Circle, the City needs to strategically limit the amount of new retail supply in other locations along the Corridor, including the Property. Streetsense concluded that, both in 2014 and now, that the Corridor is over-supplied with unfocused, linear retail in a suburban format that does not further (and actually harms) the City’s efforts to create concentrated, walkable, vibrant retail nodes within reasonable walking distance of the existing Fairfax Boulevard neighborhoods.

Therefore, Streetsense continues to recommend limiting retail development in areas outside of the three nodes and suggests that the City should view the Corridor (and the Property)

holistically, and balance population, supply and demand with an understanding some projects should deliver new residential supply to support the existing retail, rather than require additional retail when there is no market demand for it. Similar to other streets throughout the region with notable retail conditions (e.g., Wisconsin Avenue, Connecticut Avenue, Columbia Pike), when retail demand is insufficient to line the frontage with retail space, then office or residential development are appropriate and necessary uses for the road's frontage. While such uses are not traditional retail shops, they are still useful in creating active building faces on the road that contribute to an enlivened sidewalk environment.

IDI believes that the Master Development Plan strikes the proper balance among use allocation to meet an unmet demand for walkable and neighborhood serving space that is flexible, appropriately-scaled and offers a memorable experience for the surrounding neighborhoods. All in conformance with the objectives contained in the Comprehensive Plan referenced above. The proposed development shall contribute to, rather than hinder, the future success of the Comprehensive Plan's designated node areas. The proposal also conforms to the Comprehensive Plan objectives in regard to community appearance, recognizing historic or important buildings, transportation, land use and the promotion of economic development.

Further, development of the Property under the existing zoning without a Plan Amendment 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, more vehicle trips and isolation from the community. The end result under either scenario would not meet the Comprehensive Plan's goals and objectives for a vibrant, walkable development that would revitalize the Boulevard.

In summary, the Master Development Plan conforms to or is in harmony with both the "Connector" designation and 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 type of development - similar to projects in Fairfax County and Arlington County - and not the typical suburban strip center that its existing zoning would suggest.

B. SECTION 3.8.2.C.1.(b) - DESCRIPTION OF HOW THE PROPOSED DEVELOPMENT PROVIDES GREATER BENEFITS TO THE CITY THAN WOULD A DEVELOPMENT CARRIED OUT IN ACCORDANCE WITH GENERAL DISTRICT REGULATIONS

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

1. Housing Types. Construction of a variety of housing types with new owner occupied single family detached units, townhomes and condominiums. No rental units shall be developed or offered. All residential units shall comply with all applicable municipal,

state and federal accessibility and anti-discrimination requirements in place at the time of building permit submission. At the time of site plan submission, the Applicant shall identify accessible units in the proposed multifamily building as required by the then, in place, applicable municipal, state, and federal accessibility requirements. In regard to accessibility, some of the townhouse units shall be marketed with an option to add an elevator at the initial Purchaser's discretion. Overall, as stated in the Master Development Plan, the Property shall be used for the following uses: business commercial, live/work units, community, single family detached residential, multifamily residential and townhouse residential.

2. Senior Buyer Options. The provision of multifamily condominium units shall fill a significant demand from the move down senior market and first time home buyers that desire to remain in the City. Marketing data from IDI indicates that approximately sixty-five percent (65%) of the project's condominium units shall be purchased by move down senior buyers.
3. Affordable and Workforce Options. The promotion of housing options that are affordable to existing and future residents so that they may age in place in the City. The project proposes a wide variety of housing types and price ranges that shall appeal to the first time buyer and to the move-down purchaser. The project will also ensure that the workforce housing supply in the City is increased to meet the demand of the expanding employment base. The Applicant anticipates that approximately twenty-five percent (25%) of the multifamily building condominium units shall be accessible to families and individuals earning eighty percent (80%) of the area median income ("AMI") for the Washington Metropolitan Statistical Area ("MSA"), as determined by the U.S. Department of Housing and Urban Development, and therefore make home ownership viable and attainable. Such attributes implement the affordable housing objectives contained in the Comprehensive Plan (see HOU-1.4 and HOU-1.5).
4. Retention and Adaptive Reuse of Original School Building. The Applicant shall adaptively reuse the original school building and perform necessary renovations to ensure the original school complies with current building codes and regulations. Any exterior stabilization or reuse of the original school may or may not comply with the SOI Standards for Treatment of Historic Properties.
5. Transition to Neighborhoods. Development of compatible single family detached homes and townhomes on the periphery of the Property adjacent to existing single family housing in terms of size, height, setback and design.
6. Walkability. Development of a walkable neighborhood with a "Walk Score" of 80 (i.e., very walkable). As noted in a recent Washington Post article, walkable communities are easier to get around and foster a greater sense of community. They also offer opportunities to realize additional benefits for the environment, individuals' health, economic development and real estate property values. (Washington Post, October 9, 2017)

7. Residents Impact on Existing Businesses. All of the project's new residents shall patronize the City's existing and future restaurant and retail businesses, and make Fairfax Boulevard more competitive with projects outside of the City.
8. Fewer Vehicle Trips. Based on the revised Wells + Associates trip generation analysis submitted with the resubmission materials, the project shall generate almost 80% fewer AM commuter peak hour trips and approximately 29% fewer PM school peak hour trips than the existing high school use. As compared to a by right development, there are between 31% and 33% fewer peak hour trips and over 19% fewer daily trips. Overall future traffic impact will not change the level of service at the key intersections abutting the Property.
9. Establishment of a Multi-Modal Transportation System. As a private high school, the Property is currently closed to the City's residents and the general public. IDI's multimodal transportation and land use planning shall offer diverse choices for mobility: automobile (but with primary access on Fairfax Boulevard), public transit along the Boulevard, new bike paths, and pedestrian trails and sidewalks on all four (4) boundaries of the project. At the time of site plan approval, the Applicant shall cause to be recorded among the land records a public access easement running to the benefit of the City of Fairfax, in a form acceptable to the City Attorney, over the private streets, trails, sidewalks and open space areas generally shown on the Master Development Plan.
10. Positive Fiscal Impact. Significant positive financial impact, as described in the revised Fiscal Impact Analysis submitted concurrently with this Narrative. The existing use of the Property as a private not-for-profit 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 negative because it costs the City approximately \$300,000 to provide government services to the Property. Therefore, the existing situation is an annual drain on the City's budget and economy. Under the Master Development Plan, the fiscal impact changes dramatically for the City annually generating positive revenues in range of approximately \$680,000 (low estimate) to \$1,052,000 (high estimate). The average positive impact is approximately \$866,000 annually.
11. Improvements to City's Stormwater Drainage System. Upgrades to the 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, and improved vehicular access and circulation patterns. Concurrently with this rezoning application, the Applicant is requesting a Special Use Permit to permit a modification to the floodplain on the western end of the Property. While this area is currently impervious and improved, a modification benefits the City for several 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 boundary. 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 on the Property. The Applicant and the City's engineers concur that portions of the existing stormwater pipe are in need of upgrades and repairs.

12. Private Ownership, Maintenance and Management of Common Areas. Formation of a common interest community association or similar entity pursuant to Section 3.8.7.E. of the Zoning Ordinance. The Applicant shall establish a "Community Association" in accordance with Virginia law. Such Community Association may consist of an umbrella owners association for the entire Property, as well as individual sub-associations (e.g., a homeowners association for the single family detached and townhouse owners and a commercial association for the retailers and restaurants) and a condominium owners' association ("COA") formed for the multifamily building. The Community Association shall be established before any dwelling unit or lot in the subdivision or development is sold or any building in the development is occupied. In accordance with Section 3.8.7.F. of the Zoning Ordinance, the formation documents shall be submitted to, and approved by, the Zoning Administrator and the City Attorney before any plat for the development is recorded. The formation documents shall establish clear legal responsibility and authority to own, maintain, manage and otherwise exercise control over any recreation and open areas, private streets, private stormwater facilities or other facilities (common area and facilities) associated with the development, and the power to compel contributions from businesses and property owners to cover their proportionate share of the costs associated with the maintenance of the common area and facilities. References in this Narrative to specific maintenance, repairs and other duties being performed by the Community Association may be performed by one of the sub-associations or the COA. Specific duties of the Community Association shall include, but not be limited to, the following:

- Prior to entering into a contract of sale, prospective purchasers shall be notified in writing by the Applicant of the maintenance responsibility for walkways, common area landscaping, stormwater management facilities, and any other open space amenities, and shall acknowledge receipt of this information in writing. The initial deeds of conveyance and Community Association, sub-association or COA governing documents shall expressly contain these disclosures.
- Each single family detached unit and each townhouse in the project shall have a two-car garage. Prospective purchasers shall be advised in writing prior to entering into, or as a part of, a contract of sale that any conversion of garages or use of garages that precludes the parking of vehicles within the garage shall be prohibited. This restriction shall also be disclosed in the homeowners' association documents.
- At the time of site plan approval, the open space and park areas depicted on the Master Development Plan shall be dedicated to and maintained by the Community Association.
- The Applicant, or the Community Association, may, in its sole discretion, establish rules, regulations and procedures for the residential and nonresidential parking areas and spaces to properly manage such spaces for their intended

purpose. No parking space that is designated or allocated to be shared by different uses or users shall be reserved on a full time basis for a specific use, user or owner. On-street parking spaces within the development (including the slow lane spaces) and the designated parking areas for Pat Rodio Park shall include a time restriction limitation of three (3) hours between the hours of 8:00 a.m. to 8:00 p.m. daily.

- The Community Association shall also oversee sponsoring events and activities in the open space area in front of the original school that further promote the project, the occupants of the nonresidential space and the City. Such events and activities may include outdoor dining, musical performances, public art display, street festival, public meetings or special promotions for charitable causes.
- The Community Association shall be responsible for the maintenance of the onsite private streets, alleys, trails and sidewalks. All prospective purchasers shall be advised of this maintenance obligation prior to entering into a contract of sale and said obligation shall be disclosed in the Community Association documents.

13. Energy Saving Techniques and Smart Growth. In order to promote energy conservation and green building techniques, the Applicant shall incorporate energy saving devices which may include, but not be limited to, use of ENERGY STAR® appliances, energy efficient mechanical systems, recycling for occupant refuse, energy efficient lighting and insulation that meets or exceeds applicable energy code requirements. At the time of site plan submission, the Applicant shall submit a LEED checklist to demonstrate the incorporation of energy saving components described above and as generally available in the marketplace. In addition, the Master Development Plan has incorporated and implemented numerous smart growth measures, as recommended and endorsed by the Fairfax City Citizens for Smarter Growth.

14. Public Parks. The Applicant is proposing to invest approximately \$800,000 towards providing community benefits regarding parks. Those benefits include the development of two large park spaces on site, Tussica Park and the Village Green, and the development of other pocket parks and public open space areas throughout the project, implementation of the Heritage Plan, and the granting of the public access easement thereby allowing the City residents and community to travel through and use such new features. Further, the Applicant is constructing parking spaces for use by visitors to Pat Rodio Park in two locations on the Property.

15. Heritage Plan. Implementation of a Heritage Plan for the project that shall commemorate and celebrate the Property's history. Specifically, the Applicant shall provide a Heritage Plan and street naming program based on historic themes identified in the Property History: Pre-Development, Agriculture & Recreation, Transportation & Community Development and Planning, and Education. The plan shall be implemented before the first Certificate of Occupancy is issued. The themes that shall be represented in modern amenities and include:

- Pre-Development - Use distinctive pervious surfaces and/or native landscaping outlining the historic stream course of the lost Tussica Creek. Also, use native landscaping to the extent practicable throughout the Property.
- Agriculture & Recreation - Provide publicly accessible recreation, retail, and space for uses such as, but not limited to, events and activities referencing former farms and fairgrounds. Also, provide flowering fruit trees as alternative for residential landscaping referencing the site's use as an orchard.
- Transportation & Community Development and Planning - Reintroduce public transit and create walking and bike trails referencing historic connection to neighborhood. Create a Veteran's Memorial in honor of the historic owners and users linked to the American Revolution, War of 1812, Civil War, World Wars, etc., including referencing Fairfax High School students to the WWII memorial plaque to their classmates. Create a pocket park celebrating the City of Fairfax 20th-century leaders.
- Education - Maintain the school courtyard as a public open space. Create a permanent exhibit in front of or within the original school featuring historic imagery, or another appropriate location after consultation with the City.

16. Transportation Demand Management. In an effort to reduce the number of vehicle trips generated by the Property, the Applicant shall implement Transportation Demand Management ("TDM") strategies. These measures shall include, but not be limited to, the following:

- Installation of the Bicycle Parking and Storage Facilities in accordance with the Zoning Ordinance requirements.
- Provide initial residential purchasers with information on local transit services and routes, carpool/vanpool programs and ridesharing programs.
- At the time of initial purchase of a multifamily dwelling unit, provide the initial purchaser of the unit with a single prepaid transit card having a value of twenty-five dollars (\$25.00).
- Provide a business center in the multifamily building for its residents.
- Offer and market live/work units in the project.

17. Schools. Prior to the issuance of the first residential certificate of occupancy for a dwelling unit, the Applicant shall contribute \$133,000.00 to the City of Fairfax to mitigate impacts to City schools.

18. Transportation and Infrastructure. The project shall provide community benefits regarding transportation and infrastructure. Those benefits include undergrounding of utilities along McLean Avenue to benefit eight (8) existing residences on the east side of the road, contributing to an upgrade of the City's storm water pipe facility along the

Property's western property line, providing a new upgraded traffic signal and other intersection improvements at Fairfax Boulevard, construction of the slow lane along Fairfax Boulevard, construction of the bicycle lanes and pedestrian paths along McLean and Cedar Avenues, creation of a multi-modal transportation system for the Property with public access, planning the project to primarily use Fairfax Boulevard for ingress and egress rather than current means from Panther Place and Oak Street, and by not opening vehicular access points along McLean Avenue and Cedar Avenue.

19. Contribution towards Traffic Calming. The Applicant agrees to meet with representatives of the Historic Fairfax Neighborhood Association and the Fairfax Heights Civic Association no later than the issuance of the first certificate of occupancy for the project to engage in a community-wide effort regarding potential traffic calming measures for local streets within these neighborhoods. Such suggestions shall be based on an analysis performed by the Applicant's transportation engineering firm and may include raised crosswalks, curb extensions, four-way stop signs, enhanced signage and pavement markings, speed humps, and radar speed signs. If as a result of the community engagement, the Department of Public Works brings forward and the City Council approves specific traffic calming and safety measures for the immediate vicinity around the Property, the Applicant shall contribute \$50,000.00 towards the total cost of those improvements, such payment to be made at the time the City engages the contractor to commence the work.

20. Construction Management. Implementation of specific construction management policies and procedures during the build-out of the project that are not typically offered in by right development. The features of the Applicant's construction management program may include, but not be limited to, the following:

- The Applicant shall abide by all provisions of the City of Fairfax Noise Ordinance with respect to construction activities at that site which include, in part, that construction equipment may not be used outside before 7:00 a.m. and after 6:00 p.m. on weekdays, before 8:30 a.m. and after 5:00 p.m. on Saturdays and federal and state holidays, and at any time on Sundays, except in the case of urgent necessity in the interest of public health and safety, and then only when authorized by a City building official. Interior work which does not generate noise discernible at the property line shall not constitute a prohibited act.
- Prior to site plan approval, the Applicant shall submit the construction management plan for approval by the City Manager, or designee, to be implemented during construction of each building, as appropriate, and to ensure safe and efficient pedestrian and vehicle circulation at all times on the Property and on the public roadways adjoining the Property. Prior to submitting the construction management plan to the City, the Applicant agrees to meet and consult with a designated representative of the Historic Fairfax Neighborhood Association, the Fairfax Heights Civic Association and American Legion Post 177 to coordinate with and receive their input on the Plan. The construction management plan shall:

- Establish hours of construction;
 - Identify anticipated construction entrances;
 - Identify construction staging areas;
 - Identify construction vehicle routes;
 - Identify trailer and sanitary facility locations;
 - Provide temporary signage identifying the project;
 - Designate the location of parking areas for construction employees;
 - Limit construction vehicle access from neighborhood streets;
 - Restrict construction parking, staging and loading off-site;
 - Designate truck staging and cleaning areas;
 - Develop procedures for coordination with the abutting communities concerning construction material deliveries, lane closures, or other construction related activities to minimize disturbance on the surrounding road network;
 - Prohibit construction vehicles and construction worker vehicles from using any of the parking spaces subject to parking districts or restrictions;
 - Prohibit construction workers from trespassing on private property;
 - Require the installation of an attractive screening fence around the construction site;
 - Identify measures to protect the existing historical marker along Fairfax Boulevard;
 - Establish a method for reasonable construction dust suppression on the Property and removal of mud from the internal roads prior to exiting the Property; and
 - Agree to maintain the Property so that no construction debris (including trash and waste generated by the construction employees) litters the abutting properties and communities, and all such debris is regularly and promptly removed.
- Prior to commencement of construction, the Applicant shall identify a community liaison that shall be available throughout the duration of construction on the Property. The name and telephone number of the community liaison shall be provided to the Historic Fairfax Neighborhood Association, the Fairfax Heights

Civic Association, American Legion Post 177 and the Department of Community Development and Planning. In addition, the community liaison or other designated representatives of the Applicant agrees to meet with the designated representative of the abutting associations monthly during the construction process.

21. IDI Group Track Record of Successful Project Completion. The Applicant is a master developer with over 40 years of experience, including in the City, and has a first class reputation to oversee the development to ensure it is created as a unified, cohesive environment, and in a timely manner.

C. SECTION 3.8.2.C.1.(c) - IDENTIFICATION OF SITE PLANNING FEATURES DESIGNED TO ENSURE COMPATIBILITY BETWEEN ON-SITE RESIDENTIAL AND NONRESIDENTIAL USES, AND WITH THE SURROUNDING NEIGHBORHOOD AND LAND USES

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 depicted on the Master Development Plan, but is summarized as follows:

Description of Uses	Density
Single Family Detached Units	7 dwelling units
Townhomes	115 dwelling units*
Multifamily Condominium Units	144 dwelling units
Commercial/Retail Space	20,000 square feet
Preserved School Building for Adaptive Reuse/Community Space/Additional Commercial	24,000 square feet
Total	266 dwelling units (approximately 14.4 du/ac) and 44,000 SF of Retail, Commercial and Community Use *15 Townhomes located on Fairfax Boulevard are intended to be marketed with the option to be owner occupied live/work units so that the purchaser may locate his or her work space or shop in the unit and integrate that with his or her dwelling.

Key features of the Master Development 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.

The original school building shall be used for one or more of the principal uses allowed in the CR (Commercial Retail) Zoning District, as such permitted and special use uses are included in the Use Table in Section 3.3.1 of the Zoning Ordinance; provided that the following uses shall not be permitted: social service delivery, utilities, hospitals, group homes, congregate living facilities, fuel stations, funeral homes, vehicle sales, and vehicle service and repair. These uses may include one or more of the following business commercial uses: neighborhood full service restaurant, brewpub, food hall, brewery, craft beverage production establishment, retail sales and service establishment, general and personal service establishments, health club or boutique fitness establishment, collaborative and shared workspace environment, galleries and offices. Community uses may include one or more of the following public, civic and institutional uses: day care center, school or other educational program, community services (e.g., community center, library, museum or art gallery), government facilities, and nursery school.

- All of the uses and structures are designed and tailored to be more compatible with each other, and with the surrounding uses and neighborhoods.
- The row of fifteen (15) townhouse units located on Fairfax Boulevard closest to the eastern retail building shall be marketed by the Applicant as units that may be purchased and completed as live/work units or as residential townhouse units. For purposes of this Narrative, a live/work unit consists of a work space or shop that is occupied by the unit owner and integrated with the owner's dwelling unit on the upper stories. Generally, the work unit shall be separated from the living unit by walls and stories (e.g., the commercial/office use will be on the ground floor and the residential component will be on the upper floors). The permitted principal uses for the live/work units shall be limited to the following:
 - Public, Civic and Institutional Uses – adult day care, community services, and day care centers.
 - Commercial Uses – art galleries or studios, general offices, medical offices, general retail, general services, and personal services.

During the initial marketing of the live/work units, the Applicant shall coordinate with the Economic Development Office so that the units may be included in the Office's Site and Building Location Assistance program and other marketing efforts.

- 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. The main entrance to the Property shall be located at the existing signalized intersection on Fairfax Boulevard.

- Pursuant to the Comprehensive Plan, inclusion of a boulevard style slow-lane along the eastern half of the Fairfax Boulevard frontage. The slow-lane shall be one-way eastbound and allows for on-street parking that shall benefit the proposed business commercial, retail and community uses.
- Preservation of the large green open area in front of the school entrance, creation of an approximately 1.5 acre new green open space/recreation area adjacent to Pat Rodio Park, and the provision of numerous “vest pocket parks” open to the public, which contribute to overall combined open space within the project of approximately 5.46 acres.
- Provision of sixty (60) designated parking spaces on the southern end of the Property for use by visitors of the abutting ballfields at Pat Rodio Park. These parking areas shall be accessed from both the east on Cedar Avenue and the west from Panther Place. Designation shall be in the form of signage reserving the spaces for park users during certain hours of the day to be coordinated with the Parks and Recreation Department.
- Removal or reduction of the floodplain along the western property line of the Property, and completion of a City public improvement project that began in 2017 at the Fairfax Boulevard and Oak Street intersection, that shall benefit the community upstream and further downstream.
- As depicted on the Master Development Plan, the Applicant proposes to provide numerous recreational and cultural amenities on the Property to serve the residents, the employees, and the City at large. The proposed multifamily building shall also include both indoor and outdoor private recreational facilities and amenities to provide social, cultural and recreational opportunities for future residents of the building. These may include, but not be limited to, exercise rooms, gyms, club room, media centers and outdoor amenity areas.
- The Applicant proposes to underground the existing utility poles along McLean Avenue. Currently, there are five (5) Dominion Energy utility poles that run along the western edge of McLean Avenue servicing seven (7) houses on McLean Avenue and one (1) house on Cedar Avenue. Assuming each homeowner consents and cooperates, the Applicant shall absorb the cost of connecting each of the eight (8) homes so that no owner shall incur an out-of-pocket expense. In order to complete the undergrounding of the line, the utility company shall bore under McLean Avenue and trench the utilities along the east side of road. Next, a series of secondary transformers would be installed to service the homes similar to how the houses are currently being serviced with the poles. At each secondary transformer, the utilities would be trenched to the existing meter of each home. The Applicant’s designated electrician would then install new service panels, service entrance cables, meter sockets and possibly new grounding electrodes (such equipment provided by Dominion Energy). All service to the homes would require associated City permit inspections, as well as related Dominion Energy easements. Finally, Dominion Energy would transfer

the power from the pole to the transformers and remove the existing poles and overhead wiring.

- The existing Paul VI High School may remain in use after this application is approved until such time that the Property is redeveloped pursuant to this application and the Master Development Plan.
- The Applicant proposes three (3) phased areas of development for the Property, which shall be implemented and constructed concurrently depending on market conditions. Paul VI High School will not vacate the Property until mid-2019 at the earliest. The proposed development shall likely commence immediately thereafter, provided all required site and building plan approvals have been secured. The three (3) phases are as follows:
 - Phase I (Initial Infrastructure) - This phase includes demolition of the Property, except for the original façade portion of the school. In this phase, construction shall consist of the improving the Fairfax Boulevard (Route 50) entrance, traffic light, slip road with median bike lane and landscaping, spine road, and all related infrastructure, paving, curbs and gutters, and stormwater management facilities. This phase shall also include construction of the proposed ballfield parking off of Cedar Avenue and pedestrian access path from Panther Place and Cedar Avenue.
 - Phase II (Multi Family, Retail, School Restoration) – This phase includes the reconstruction of the original school building for its adaptive reuse, and the construction of the retail buildings, the multifamily building, infrastructure improvements regarding the replacement of stormwater management facilities along the western boundary, Tussica Park and the proposed ballfield parking off of Panther Place. The multifamily building shall be constructed in two phases. The interim site condition of the multifamily building after the initial phase shall consist of the completion of the entire underground parking garage and the creation of a green open space area at ground level of the footprint where the second phase of the building will be constructed.
 - Phase III (Single Family Detached and Residential Townhouses) - This phase consists of the construction of the single family detached and townhome pads, the associated infrastructure, and the McLean Avenue and Cedar Avenue street improvements, including the bicycle trail and the undergrounding of the utilities along McLean Avenue. The proposed pocket parks shall be completed concurrently within the phased construction of the single family detached units and the townhomes.

The Applicant reserves the right to request administrative adjustments and minor modifications to the Master Development Plan and this Narrative pursuant to the procedures permitted in the Zoning Ordinance, or as otherwise allowed in the approval of the application.

D. SECTION 3.8.2.C.1.(d) - EXPLANATION OF THE RELATIONSHIP OF THE PROPOSED DEVELOPMENT TO EXISTING DEVELOPMENT IN THE AREA

The Master Development Plan depicts a proposal that has been carefully designed after a tremendous amount of input from the abutting neighborhoods and other key stakeholders in the area. The result is a project that contains business commercial uses along Fairfax Boulevard, the opportunity for live/work townhouse units on the Boulevard transitioning to the McLean Avenue residences on land that is currently zoned commercial, compatible architectural styles in terms of size, height, setback and design along McLean Avenue and Cedar Avenue, provision of significant additional open space abutting the City's existing park, accommodation of public parking serving the park, development of a for sale condominium building with recessed building height from the Park to the Boulevard, adaptive reuse using private funds of the original Fairfax High School building (circa 1935), and creation of coordinated neighborhood serving retail, business service and community use establishments.

As previously stated, the proposed development shall offer numerous community benefits that would otherwise 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) (60 foot height limit without any proffered development conditions), by right development would consist of a large shopping center and one or more five (5) story office buildings with buildings significantly set back from Fairfax Boulevard, large areas of surface parking, additional access to road that are not currently open for vehicular traffic, and isolated from other development. Uses under such a scenario, in addition to general retail and office, include businesses that are not desirable or are repetitive of the existing over-supplied nearby commercial uses such as building supply stores, lumber yards, convenience stores, funeral homes and tobacco shops.

Land Use Objective 1.1 in the Comprehensive Plan states that apartments and townhouses should be encouraged between commercial uses and low density uses to establish logical transitions. In the Plan's discussion of Land Use along the Corridor, several instances are mentioned when residential use may be appropriate to fulfill the benefits of commercial development. Residential is also appropriate along the Corridor as a means to avoid undesirable uses or situations (such as vacant buildings).

The Master Development Plan has resulted in better accessibility and site design for the project. The Applicant is providing a compatible transition to the existing residential areas by committing along McLean Avenue and Cedar Avenue to traditionally designed single family detached residences (35 feet high or less to the mid-point of the roof) and three (3) story townhomes (up to 40 feet high to the midpoint of the roof), with the fronts of the homes facing the existing residences. The live/work units along Fairfax Boulevard shall be three (3) stories (up to 40 feet high to the midpoint of the roof). All other townhomes shall be three and one-half (3 ½) stories (up to 45 feet high to the mid-point of the roof). The multi-family condominium building shall be four (4) stories.

The single family detached units along McLean Avenue and Cedar Avenue shall be of high quality design and a consistent character with the existing neighborhood. These units shall consist of homes with either a predominantly brick exterior material on all four (4) sides or

homes with a primary exterior of hardie plank (or other cement board siding equivalent) material on all four (4) sides. The final design, elevations and materials of the single family detached units shall be in substantial conformance with the Illustrative Concepts attached to the Master Development Plan, subject to the Director of the Department of Community Development & Planning's reasonable review and approval for such conformance.

No east-west or north-south vehicular connections are proposed between the Property and McLean Avenue, Cedar Avenue and Keith Avenue. The project, however, creates a pedestrian network throughout the Property, which 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 and along Cedar Avenue to the connection at Keith Avenue. The network also includes sidewalks in front of the retail buildings and live/work units along Fairfax Boulevard, sidewalks along the internal private roads within the Property, a nature trail meandering through the southwestern portion of the Property near the multifamily building, and sidewalks within the townhouse green linear park that traverses from McLean Avenue westward to the multifamily building.

The design and delivery of the project's open space shall be equally varied and designed to comply with the Community Appearance Plan recommendations. The open spaces reflect a variety of scales – from a large plaza to vest pocket parks; uses – from vibrant social spaces near the plaza to quiet passages between blocks; and detailing – from hardscaped sidewalk to naturalistic plantings and corridors. The open spaces shall also reflect the desire to better connect the streets, houses and people in the project to the abutting neighborhoods and properties.

The proposed vehicular trip generation provides improvements to both existing conditions and a by right development plan. As noted earlier, the project shall generate almost 80% fewer AM commuter peak hour trips and approximately 29% fewer PM school peak hour trips than the existing high school use. As compared to a by right development, there are between 31% and 33% fewer peak hour trips and over 19% fewer daily trips. Overall future traffic impact shall not change the level of service at the key intersections abutting the Property. The primary access points shall be along Fairfax Boulevard, rather than from Oak Street along Panther Place.

Summary of Commitments

1. Adaptive Reuse of Original School Building. The Applicant shall preserve the original front façade of the school building so that it may be adaptively reused as part of the project. The original school building shall be used for one or more of the principal uses allowed in the CR (Commercial Retail) Zoning District, as such permitted and special use uses are included in the Use Table in Section 3.3.1 of the Zoning Ordinance; provided that the following uses shall not permitted: social service delivery, utilities, hospitals, group homes, congregate living facilities, fuel stations, funeral homes, vehicle sales, and vehicle service and repair. These uses may include one or more of the following business commercial uses: neighborhood full service restaurant, brewpub, food hall, brewery, craft beverage production establishment, retail sales and service establishment, general and personal service establishments, health club or boutique fitness establishment, collaborative and shared workspace environment, galleries and offices. Community uses may include one or more of the following public, civic and institutional uses: day care center, school or other educational program, community services (e.g., community center, library, museum or art gallery), government facilities, and nursery school.
2. Commercial Buildings. The Applicant shall develop two (2) commercial buildings containing approximately 10,000 square feet of gross floor area each. The buildings are depicted on the Master Development Plan and shall be used for one or more of the principal uses allowed in the CR (Commercial Retail) Zoning District, as such permitted and special use uses are included in the Use Table in Section 3.3.1 of the Zoning Ordinance; provided that the following uses shall not permitted: social service delivery, utilities, hospitals, group homes, congregate living facilities, fuel stations, funeral homes, vehicle sales, and vehicle service and repair.
3. Live/Work Units. The row of fifteen (15) townhouse units located on Fairfax Boulevard closest to the eastern retail building shall be constructed and marketed by the Applicant as units that may be purchased and completed as live/work units (i.e., upper story residential/mixed use) or as residential townhouse units. For purposes of this Narrative, a live/work unit consists of a work space or shop that is occupied by the unit owner and integrated with the owner's dwelling unit on the upper stories. Generally, the work unit shall be separated from the living unit by walls and stories (e.g., the commercial/office use shall be on the ground floor and the residential component shall be on the upper floors). The permitted principal uses for the live/work units shall be limited to the following:
 - Public, Civic and Institutional Uses – adult day care, community services, and day care centers.
 - Commercial Uses – art galleries or studios, general offices, medical offices, general retail, general services, and personal services.

During the initial marketing of the live/work units, the Applicant shall coordinate with the Economic Development Office so that the units may be included in the Office's Site and Building Location Assistance program and other City marketing efforts.

4. Accessibility of Residential Units. All residential units shall comply with all applicable municipal, state and federal accessibility and anti-discrimination requirements in place at the time of building permit submission. At the time of site plan submission, the Applicant shall identify accessible units in the proposed multifamily building as required by the then, in place, applicable municipal, state, and federal accessibility requirements. In regard to accessibility, some of the townhouse units shall be marketed with an option to add an elevator at the initial Purchaser's discretion.
5. Formation of Community Association/Private Ownership, Maintenance and Management of Common Areas. The Applicant shall form a common interest community association or similar entity pursuant to Section 3.8.7.E. of the Zoning Ordinance. The Applicant shall establish a "Community Association" in accordance with Virginia law. Such Community Association may consist of an umbrella owners association for the entire Property, as well as individual sub-associations (e.g., a homeowners association for the single family detached and townhouse owners and a commercial association for the retailers and restaurants) and a condominium owners' association ("COA") formed for the multifamily building. The Community Association shall be responsible for the maintenance of the onsite private streets, alleys, trails and sidewalks. The Community Association shall be established before any dwelling unit or lot in the subdivision or development is sold or any building in the development is occupied. In accordance with Section 3.8.7.F. of the Zoning Ordinance, the formation documents shall be submitted to, and approved by, the Zoning Administrator and the City Attorney before any plat for the development is recorded. The formation documents shall establish clear legal responsibility and authority to own, maintain, manage and otherwise exercise control over any recreation and open areas, private streets, private stormwater facilities or other facilities (common area and facilities) associated with the development, and the power to compel contributions from businesses and property owners to cover their proportionate share of the costs associated with the maintenance of the common area and facilities. Prior to entering into a contract of sale, prospective purchasers shall be notified in writing by the Applicant of the maintenance responsibility for walkways, common area landscaping, stormwater management facilities, and any other open space amenities, and shall acknowledge receipt of this information in writing. The initial deeds of conveyance and Community Association, sub-association or COA governing documents shall expressly contain these disclosures.
6. Housing Types. The project shall offer a wide variety of housing types and price ranges that shall appeal to the first time buyer, to the move-down purchaser and attract new residents to the City.
7. Transitional Building Heights. The Applicant shall provide a compatible transition to the existing residential areas by committing along McLean Avenue and Cedar Avenue to traditionally designed single family detached residences (35 feet high or less to the mid-point of the roof) and three (3) story townhomes (up to 40 feet high to the midpoint of the roof), with the fronts of the homes facing the existing residences. The live/work units along Fairfax Boulevard shall be three (3) stories (up to 40 feet high to the midpoint of the roof). All other townhomes shall be three and one-half (3 ½) stories (up to 45 feet

high to the mid-point of the roof). The multi-family condominium building shall be four (4) stories.

8. Energy Saving and Green Building Techniques. In order to promote energy conservation and green building techniques, the Applicant shall incorporate energy saving devices which may include, but not be limited to, use of ENERGY STAR® appliances, energy efficient mechanical systems, recycling for occupant refuse, energy efficient lighting and insulation that meets or exceeds applicable energy code requirements. At the time of site plan submission, the Applicant shall submit a LEED checklist to demonstrate the incorporation of energy saving components described above and as generally available in the marketplace.
9. Parking Restrictions. The Applicant, or the Community Association, may, in its sole discretion, establish rules, regulations and procedures for the residential and nonresidential parking areas and spaces to properly manage such spaces for their intended purpose. No parking space that is designated or allocated to be shared by different uses or users shall be reserved on a full time basis for a specific use, user or owner. On-street parking spaces within the development (including the slow lane spaces) shall include a time restriction limitation of three (3) hours between the hours of 8:00 a.m. to 8:00 p.m. daily.
10. Single Family Detached and Townhouse Parking. Each single family detached home and each townhouse in the project shall have a two-car garage. Prospective purchasers shall be advised in writing prior to entering into, or as a part of, a contract of sale that any conversion of garages or use of garages that precludes the parking of vehicles within the garage shall be prohibited. This restriction shall also be disclosed in the homeowners' association documents.
11. Undergrounding. The Applicant proposes to underground the existing utility poles along McLean Avenue. Currently, there are five (5) Dominion Energy utility poles that run along the western edge of McLean Avenue servicing seven (7) houses on McLean Avenue and one (1) house on Cedar Avenue. Assuming each homeowner consents and cooperates, the Applicant shall absorb the cost of connecting each of the eight (8) homes so that no owner shall incur an out-of-pocket expense. In order to complete the undergrounding of the line, the utility company shall bore under McLean Avenue and trench the utilities along the east side of road. Next, a series of secondary transformers would be installed to service the homes similar to how the houses are currently being serviced with the poles. At each secondary transformer, the utilities would be trenched to the existing meter of each home. The Applicant's designated electrician would then install new service panels, service entrance cables, meter sockets and possibly new grounding electrodes (such equipment provided by Dominion Energy). All service to the homes would require associated City permit inspections, as well as related Dominion Energy easements. Finally, Dominion Energy would transfer the power from the pole to the transformers and remove the existing poles and overhead wiring.

12. Schools. Prior to the issuance of the first residential certificate of occupancy for a dwelling unit, the Applicant shall contribute \$133,000.00 to the City of Fairfax to mitigate impacts to City schools.
13. Parking for Pat Rodio Park. The Applicant shall provide sixty (60) designated parking spaces on the southern end of the Property for use by visitors of the abutting ballfields at Pat Rodio Park. These parking areas shall be accessed from both the east on Cedar Avenue and the west from Panther Place. Designation shall be in the form of signage reserving the spaces for park users during certain hours of the day to be coordinated with the Parks and Recreation Department. These spaces shall also include a time restriction limitation of three (3) hours between the hours of 8:00 a.m. to 8:00 p.m. daily.
14. Private Recreational Facilities and Amenities. The proposed multifamily building shall also include both indoor and outdoor private recreational facilities and amenities to provide social, cultural and recreational opportunities for future residents of the building. These may include, but not be limited to, exercise rooms, gyms, club room, media centers and outdoor amenity areas.
15. Public Access Easement. At the time of site plan approval, the Applicant shall cause to be recorded among the land records a public access easement running to the benefit of the City of Fairfax, in a form acceptable to the City Attorney, over the private streets, trails, sidewalks and open space areas generally shown on the Master Development Plan.
16. Transportation Demand Management. The Applicant shall implement Transportation Demand Management (“TDM”) strategies as described in the Narrative.
17. Vehicular Access. Primary vehicular access to and from the Property shall be from Fairfax Boulevard. Secondary vehicular access shall be provided from Panther Place. No east-west or north-south vehicular connections shall be constructed between the Property and McLean Avenue, Cedar Avenue and Keith Avenue.
18. Heritage Plan. Implementation of a Heritage Plan for the project that shall commemorate and celebrate the Property’s history. Specifically, the Applicant shall provide a Heritage Plan and street naming program based on historic themes identified in the Property History: Pre-Development, Agriculture & Recreation, Transportation & Community Development and Planning, and Education. The Heritage Plan shall be implemented before the first Certificate of Occupancy is issued.
19. Contribution towards Traffic Calming. The Applicant agrees to meet with representatives of the Historic Fairfax Neighborhood Association and the Fairfax Heights Civic Association no later than the issuance of the first certificate of occupancy for the project to engage in a community-wide effort regarding potential traffic calming measures for local streets within these neighborhoods. Such suggestions shall be based on an analysis performed by the Applicant’s transportation engineering firm and may include raised crosswalks, curb extensions, four-way stop signs, enhanced signage and pavement markings, speed humps, and radar speed signs. If as a result of the community engagement, the Department of Public Works brings forward and the City Council

approves specific traffic calming and safety measures for the immediate vicinity around the Property, the Applicant shall contribute \$50,000.00 towards the total cost of those improvements, such payment to be made at the time the City engages the contractor to commence the work.

20. Construction Management Plan. Prior to site plan approval, the Applicant shall submit a construction management plan for approval by the City Manager, or designee, to be implemented during construction of each building, as appropriate, and to ensure safe and efficient pedestrian and vehicle circulation at all times on the Property and on the public roadways adjoining the Property. Prior to submitting the construction management plan to the City, the Applicant agrees to meet and consult with a designated representative of the Historic Fairfax Neighborhood Association, the Fairfax Heights Civic Association and American Legion Post 177 to coordinate with and receive their input on the Plan. The Construction Management Plan shall contain the commitments contained in the Narrative (as discussed above).
21. Community Liaison. Prior to commencement of construction, the Applicant shall identify a community liaison that shall be available throughout the duration of construction on the Property. The name and telephone number of the community liaison shall be provided to the Historic Fairfax Neighborhood Association, the Fairfax Heights Civic Association, American Legion Post 177 and the Department of Community Development and Planning. In addition, the community liaison or other designated representative of the Applicant agrees to meet with the designated representatives of the abutting associations monthly during the construction process.
22. Phasing Plan. The Applicant proposes three (3) phased areas of development for the Property, which shall be implemented and constructed concurrently depending on market conditions. Paul VI High School shall not vacate the Property until mid-2019 at the earliest. The proposed development shall likely commence immediately thereafter, provided all required site and building plan approvals have been secured. The three (3) phases are as follows:
 - Phase I (Initial Infrastructure) - This phase includes demolition of the Property, except for the original façade portion of the school. In this phase, construction shall consist of the improving the Fairfax Boulevard (Route 50) entrance, traffic light, slip road with median bike lane and landscaping, spine road, and all related infrastructure, paving, curbs and gutters, and stormwater management facilities. This phase shall also include construction of the proposed ballfield parking off of Cedar Avenue and pedestrian access path from Panther Place and Cedar Avenue.
 - Phase II (Multi Family, Retail, School Restoration) – This phase includes the reconstruction of the original school building for its adaptive reuse, and the construction of the retail buildings, the multifamily building, infrastructure improvements regarding the replacement of stormwater management facilities along the western boundary, Tussica Park and the proposed ballfield parking off of Panther Place. The multifamily building

shall be constructed in two phases. The interim site condition of the multifamily building after the initial phase shall consist of the completion of the entire underground parking garage and the creation of a green open space area at ground level of the footprint where the second phase of the building will be constructed.

- Phase III (Single Family Detached and Residential Townhouses) - This phase consists of the construction of the single family detached and townhome pads, the associated infrastructure, and the McLean Avenue and Cedar Avenue street improvements, including the bicycle trail and the undergrounding of the utilities along McLean Avenue. The proposed pocket parks shall be completed concurrently within the phased construction of the single family detached units and the townhomes.

DATE	REVISION
2017-11-15	REVISED PER CITY COMMENTS
2018-02-05	REVISED PER CITY COMMENTS
2018-03-28	REVISED PER CITY COMMENTS
2018-05-22	REVISED PER CITY COMMENTS
2018-08-20	REVISED PER CITY COMMENTS

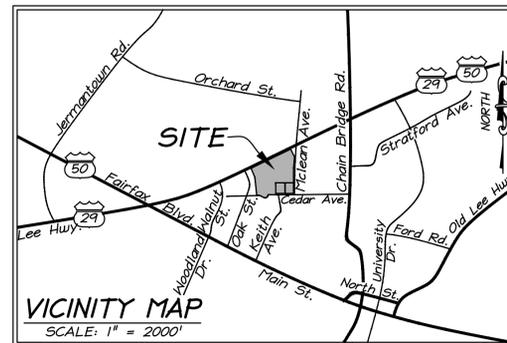
GENERAL NOTES

1. THE SUBJECT PROPERTY SHOWN HEREON IS COMPRISED OF 3 PARCELS OF APPROXIMATELY ±18.51 ACRES AND RECORDED IN THE LAND RECORDS OF FAIRFAX CITY, VIRGINIA AS FOLLOWS (SITE ACREAGE IS PROVIDED AS PER THE ZONING PLAT):

PARCEL ID	OWNER	ADDRESS	ACREAGE	EXISTING ZONING
57 01 02 112	THE MOST REVEREND MICHAEL BURBIDGE, BISHOP	10675 FAIRFAX BLVD FAIRFAX, VA 22030	16.099	SPLIT ZONED CR AND RM
57 01 02 113	THE MOST REVEREND MICHAEL BURBIDGE, BISHOP	10600 CEDAR AVE FAIRFAX, VA 22030	1.146	RM RESIDENTIAL
57 01 02 114	THE MOST REVEREND MICHAEL BURBIDGE, BISHOP	10606 CEDAR AVE FAIRFAX, VA 22030	1.265	RM RESIDENTIAL, JOHN C WOOD HOUSE HISTORIC DISTRICT

2. THIS GDP SUBMISSION IS AN APPLICATION TO REZONE THE SUBJECT PROPERTY FROM RM, CR AND JOHN C WOOD HOUSE HISTORIC OVERLAY DISTRICT TO PD1 (PLANNED DEVELOPMENT MIXED USE DISTRICT) TO DEVELOP A MIXED USE DEVELOPMENT HOUSING COMMUNITY COMPRISED OF A TOTAL OF 266 DWELLING UNITS, INCLUDING 7 SINGLE-FAMILY DETACHED HOMES, 115 FOR-SALE TOWNHOMES (OF WHICH 15 TOWNHOMES ALONG FAIRFAX BOULEVARD HAVE LIVE/WORK OPTION), AND 144 CONDOMINIUM MULTI-FAMILY UNITS. THIS MIXED USE DEVELOPMENT ALSO INCLUDES A RANGE OF COMMERCIAL, COMMUNITY, AND OFFICE USES DESCRIBED BY THE FOLLOWING TWO SCENARIOS. SCENARIO A IS 20,000 SF OF COMMERCIAL AND 24,000 SF COMMUNITY/OFFICE AND SCENARIO B IS 32,000 SF OF COMMERCIAL AND 12,000 SF OF COMMUNITY/OFFICE USES. REFER TO NARRATIVE, UNDER SEPARATE COVER, FOR FURTHER DESCRIPTION AND DETAIL OF PROJECT BENEFITS.
3. THE BOUNDARY AND PHYSICAL IMPROVEMENTS SHOWN HEREON ARE BASED UPON A FIELD SURVEY DONE BY THIS FIRM BETWEEN THE DATES OF DECEMBER 22nd AND FEBRUARY 24th, 2016.
4. A.) HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 - NORTH AS ESTABLISHED FROM A CURRENT GPS SURVEY.
B.) THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD 29) AS ESTABLISHED FROM A CURRENT GPS SURVEY.
5. THE AREA SHOWN HEREON IS LOCATED ON THE FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY PANEL NO. 5155240001 D AND 515524002 D, BOTH WITH AN EFFECTIVE DATE OF JUNE 2, 2006. BY GRAPHICAL DEPICTION ONLY, THE PROPERTY SHOWN HEREON IS SHOWN IN:
* FLOOD ZONE "AO" (SPECIAL FLOOD HAZARD AREAS (SFHA'S) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD). FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOOD ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED.
* FLOOD ZONE "X" (OTHER AREAS). AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
* WITH THE SUBMISSION OF THIS APPLICATION A SPECIAL USE PERMIT FOR THE FLOODPLAIN STUDY WILL BE SUBMITTED CONCURRENTLY.
6. A TITLE REPORT WAS FURNISHED AND HAS BEEN INCORPORATED AND SHOWN ON A BOUNDARY SURVEY DONE BY THIS FIRM AND ENTITLED "THE MOST REVEREND MICHAEL BURBIDGE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA AND HIS SUCCESSORS IN OFFICE", DATED APRIL 12th, 2017.
7. THE SUBJECT PROPERTY IS CURRENTLY SERVED BY PUBLIC WATER AND PUBLIC SEWER PROVIDED BY FAIRFAX CITY.
8. TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER, THERE ARE NO EXISTING GRAVES OR BURIAL SITES LOCATED ON THE PROPERTY. THE SUBJECT PROPERTY IS NOT LISTED UNDER THE NATIONAL REGISTER OF HISTORIC PLACES.
9. TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO BE PRESENT ON SITE.
10. THIS DEVELOPMENT PROPOSAL IS COMPATIBLE WITH THE EXISTING DEVELOPMENT IN THE VICINITY OF THIS SITE IN TERMS OF USE, TYPE AND INTENSITY. NO ADVERSE EFFECTS TO NEIGHBORING PROPERTIES ARE ANTICIPATED WITH THIS PROJECT.
11. TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER, THIS DEVELOPMENT PLAN CONFORMS TO ALL APPLICABLE ORDINANCES AND ADOPTED STANDARDS, UNLESS OTHERWISE SPECIFICALLY NOTED.
12. NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS SHOWN ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT TO MAKE MODIFICATIONS TO THE FINAL DESIGN TO COMPLY WITH FINAL ENGINEERING AND NEW CRITERIA AND REGULATIONS WHICH MAY BE ADOPTED BY FAIRFAX CITY SUBSEQUENT TO THE SUBMISSION OF THIS APPLICATION, PROVIDED THAT SUCH MODIFICATIONS ARE SUBSTANTIALLY CONSISTENT WITH THE APPROVED DEVELOPMENT PLAN.
13. THE PROPOSED BUILDING FOOTPRINTS AND SITE IMPROVEMENTS SHOWN HEREIN ARE PRELIMINARY. THE PROPOSED SQUARE FOOTAGE FOR THE PROPOSED BUILDINGS IS APPROXIMATE ONLY AND MAY BE SUBJECT TO REVISIONS AT THE TIME OF SITE PLAN, SUBJECT TO MARKET CONDITIONS, BUT SUBSTANTIALLY CONSISTENT WITH THE APPROVED DEVELOPMENT PLAN.
14. ALL EXISTING UTILITY EASEMENTS HAVING A WIDTH GREATER THAN 25 FEET ARE SHOWN ON THE EXISTING CONDITIONS PLAN.
15. SITE LIGHTING WITHIN THE PROJECT SITE AREA (I.E. ALONG SIDEWALKS AND PATHWAYS) WILL BE DETERMINED DURING FINAL SITE PLAN REVIEW AND SHALL BE IN GENERAL CONFORMANCE WITH SECTION 4.8 OF THE ZONING ORDINANCE.
16. ONSITE STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES SHALL BE PROVIDED AS REQUIRED BY CITY ENGINEER AT THE TIME OF FINAL SITE PLAN. DETENTION TO PROVIDE THE REQUIRED STORMWATER QUANTITY CONTROLS AND ONSITE BEST MANAGEMENT PRACTICES (BMPs) TO MEET THE STORMWATER QUALITY REQUIREMENTS ARE SHOWN ON SHEET 5.
17. MODIFICATIONS AND WAIVERS FOR THIS MASTER DEVELOPMENT PLAN INCLUDE THE FOLLOWING:
- 1) A MODIFICATION HAS BEEN REQUESTED OF SECTION 3.8.4.C.2 OF THE ZONING ORDINANCE FOR THE PERIMETER BUFFER TRANSITIONAL YARD (TY3). ALONG THE WESTERN PROPERTY LINE THE APPLICANT PROPOSES A 6 FOOT FENCE, ON THE PROPERTY LINE, WITH APPROPRIATE LANDSCAPING WITHIN A 6 FOOT WIDE AREA. ADDITIONAL LANDSCAPING TO BE PROVIDED OVER THE DRAINAGE EASEMENT INCLUDING SHRUBS IN VARIOUS HEIGHTS. ALONG THE NORTHERN, EASTERN, AND SOUTHERN PROPERTY LINES THE PROPOSED STREETSCAPE LANDSCAPING PROVIDES A MORE APPROPRIATE TRANSITION TO THE SURROUNDING NEIGHBORHOODS THAN THE TY3 TRANSITIONAL YARD AS OUTLINED IN SECTION 4.5.5.D. OF THE ZONING ORDINANCE DUE TO THE URBAN NATURE OF THIS PROJECT.
 - 2) A MODIFICATION HAS BEEN REQUESTED OF SECTION 4.5.6.B OF THE ZONING ORDINANCE FOR THE STREET TREES. IN SELECT AREAS ALONG PRIVATE STREETS, A MODIFICATION HAS BEEN REQUESTED AS THE REQUIRED STREET TREE SPACING AND PLANTING AREA WIDTH CANNOT BE CONSISTENTLY MET DUE TO REQUIRED ON-STREET PARALLEL PARKING AND VARIOUS PROPOSED UTILITIES. HOWEVER, STREET TREES HAVE BEEN PLANTED TO MEET AND EXCEED THE REQUIRED TOTAL FOR EACH PRIVATE STREET. ALONG ALL PRIVATE ALLEYS, A MODIFICATION HAS BEEN REQUESTED NOT TO PROVIDE ANY STREET TREES. ALONG MCLEAN AVENUE, A MODIFICATION HAS BEEN REQUESTED TO ALLOW STREETS TREES TO BE PLANTED MORE THAN 15' FROM THE EDGE OF PAVEMENT.
 - 3) SUPPORT FOR A WAIVER HAS BEEN REQUESTED OF SECTION 1.1.10.B.3 OF THE FAIRFAX PUBLIC FACILITIES MANUAL (PFM) FOR THE SMALL PORTION OF THE WESTERN SIDE OF THE CONDOMINIUM BUILDING THAT DOES NOT HAVE 5 FEET SEPARATION FROM THE DRAINAGE EASEMENT.
 - 4) SUPPORT FOR A WAIVER HAS BEEN REQUESTED OF SECTION 2.1 OF THE FAIRFAX PFM FOR FRONTAGE IMPROVEMENTS ALONG MCLEAN AND CEDAR AVENUE.
 - 5) A MODIFICATION HAS BEEN REQUESTED OF SECTION 4.2.6.B.3 OF THE ZONING ORDINANCE TO ALLOW THE SERVICE LANE, SHARED USE PATH AND / OR OTHER PAVEMENT TO BE LOCATED WITHIN 6 FEET OF A RIGHT OF WAY ALONG FAIRFAX BOULEVARD. THE SERVICE LANE AND SHARED USE PATH ARE PART OF THE ROAD IMPROVEMENTS IN THE VICINITY OF THE ENTRANCES TO THE PROPERTY.
 - 6) SUPPORT FOR A WAIVER HAS BEEN REQUESTED OF SECTION 401-01 OF THE FAIRFAX PFM FOR TYPICAL CURB AND GUTTER STREET ON PRIVATE ACCESSWAYS THAT ARE LESS THAN 30 FEET FROM FACE OF CURB TO FACE OF CURB OR EDGE OF PAVEMENT.
 - 7) SUPPORT FOR A WAIVER HAS BEEN REQUESTED OF SECTION 2.4.1 OF THE FAIRFAX PFM TO ALLOW FOR PRIVATE ACCESSWAYS TO HAVE A HORIZONTAL RADIUS OF LESS THAN 175 FEET AND TO ALLOW FOR ENTRANCES ONTO ALL PRIVATE STREETS WITH A TANGENT OF LESS THAN 100 FEET BETWEEN REVERSE CURVES.
 - 8) SUPPORT FOR A WAIVER HAS BEEN REQUESTED OF SECTION 2.4.2.3 OF THE FAIRFAX PFM TO ALLOW FOR INTERSECTIONS WITH ARTERIAL STREETS TO BE LESS THAN 600 FEET APART.
 - 9) A MODIFICATION HAS BEEN REQUESTED OF SECTION 4.5.7.D.1 OF THE ZONING ORDINANCE FOR THE PARKING LOT ACCESSED BY PANTHER PLACE. IN AN EFFORT TO KEEP PARKING SPACES OUTSIDE OF THE RPA BOUNDARY THE INTERIOR PARKING ISLANDS AND CANOPY TREES HAVE BEEN REMOVED FROM A ROW OF PARKING SPACES. THIS ROW OF PARKING SPACES STILL PROVIDES CANOPY TREES AT EACH END OF THE ROW AND CANOPY TREES ALONG THE EDGE OF THE PARKING SPACES TO PROVIDE SHADING.
 - 10) A MODIFICATION HAS BEEN REQUESTED OF SECTION 2.4.2 AND SECTION 5.3 OF THE SUBDIVISION ORDINANCE FOR THE BLOCK LENGTH AS ALLOWED PER SECTION 3.8.2.E.3 OF THE ZONING ORDINANCE. THE APPLICANT PROPOSES A PEDESTRIAN CONNECTION THROUGH A LINEAR PARK IN LIEU OF PROVIDING A VEHICULAR CONNECTION.
 - 11) A MODIFICATION HAS BEEN REQUESTED OF SECTION 3.5.1.D OF THE ZONING ORDINANCE FOR THE LIVE/WORK UNITS ALONG FAIRFAX BOULEVARD. THE APPLICANT PROPOSES TO ALLOW NONRESIDENTIAL USES COVERING LESS THAN 75% OF THE GROUND FLOOR AND TO ALLOW RESIDENTIAL USES COVERING MORE THAN 25% OF THE GROUND FLOOR.
 - 12) A MODIFICATION HAS BEEN REQUESTED OF SECTION 4.4.4.A.1 OF THE ZONING ORDINANCE. THE APPLICANT PROPOSES NO SIDEWALKS ALONG ALL PRIVATE ALLEYSWAYS.
 - 13) A MODIFICATION HAS BEEN REQUESTED OF SECTION 3.5.1.C.2 OF THE ZONING ORDINANCE THAT REQUIRES THAT NO MORE THAN ONE OF ANY THREE TO FIVE, ABUTTING DWELLING UNITS HAVE THE SAME FRONT YARD SETBACK.
18. THE EXISTING FLOODPLAIN WILL BE MODIFIED AS PER THE FLOODPLAIN STUDY. A SPECIAL USE PERMIT FOR THE FLOODPLAIN STUDY WAS SUBMITTED CONCURRENTLY WITH THIS FIRST SUBMISSION OF THIS APPLICATION. A CLOMR WAS ISSUED BY FEMA, DATED JUNE 11, 2018.
19. A COMPREHENSIVE PLAN AMENDMENT IS SUBMITTED WITH THIS APPLICATION.
20. ALL SIGNAGE WILL BE IN CONFORMANCE WITH SECTION 4.6 OF THE ZONING ORDINANCE.
21. SITE SPECIFIC RPA STUDY COMPLETED BY WETLAND STUDIES AND SOLUTIONS, INC. DATED AUGUST 11, 2017.

MASTER DEVELOPMENT PLAN PAUL VI. FAIRFAX CITY, VIRGINIA



OWNER
THE MOST REVEREND
MICHAEL BURBIDGE, BISHOP
OF THE CATHOLIC DIOCESE
OF ARLINGTON, VIRGINIA AND
HIS SUCCESSORS IN OFFICE
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ARLINGTON, VA 22203

CATHOLIC DIOCESE OF ARLINGTON
By: Michael F. Burbidge
Most Rev. Michael F. Burbidge, Bishop

APPLICANT
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ARLINGTON, VA 22209

IDI FAIRFAX, L.C.
By: IDI Manager, L.C., Manager
By: Enrico Cecchi
Enrico Cecchi, Manager

PROJECT TEAM:

OWNER
THE MOST REVEREND MICHAEL BURBIDGE,
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ENGINEER
christopher consultants
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WELLS + ASSOCIATES
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GAINESVILLE, VA 20155

ENVIRONMENTAL AND GEOTECH CONSULTANT
ECS MID-ATLANTIC, LLC
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CHANTILLY, VA 20151

CONSTRUCTION CONSULTANT
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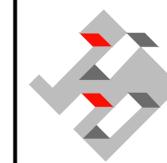
STRUCTURAL ENGINEER
LINTON ENGINEERING
46090 LAKE CENTER PLAZA
POTOMAC FALLS, VA 20165

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DATE OF FIRST SUBMISSION: APRIL 18, 2017
DATE OF SECOND SUBMISSION: NOVEMBER 15, 2017
DATE OF THIRD SUBMISSION: FEBRUARY 5, 2018
DATE OF FOURTH SUBMISSION: MARCH 28, 2018
DATE OF FIFTH SUBMISSION: MAY 22, 2018
DATE OF SIXTH SUBMISSION: AUGUST 20, 2018

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COVER SHEET

MASTER DEVELOPMENT PLAN
PAUL VI.
FAIRFAX CITY, VIRGINIA

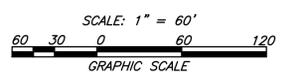
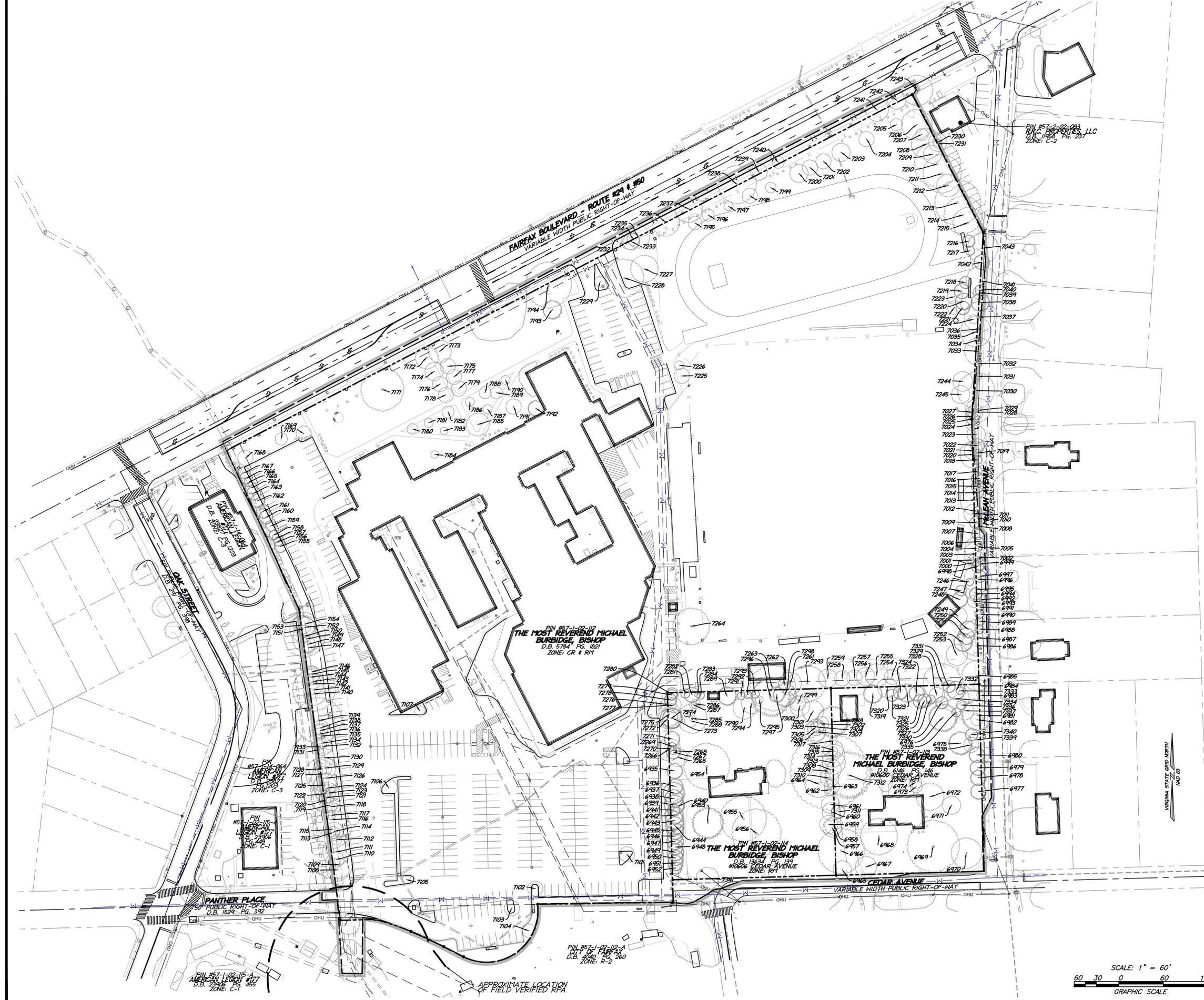
PROJECT NO:	151010.002.00
SCALE:	1"=2000'
DATE:	04-14-2017
DESIGN:	JR, JM, LBD
DRAWN:	JM, LBD
CHECKED:	
SHEET No.	

DATE	REVISION
2017-11-15	REVISED PER CITY COMMENTS
2018-02-05	REVISED PER CITY COMMENTS
2018-03-28	REVISED PER CITY COMMENTS
2018-05-22	REVISED PER CITY COMMENTS
2018-08-20	REVISED PER CITY COMMENTS

LEGEND

-  : EX. DECIDUOUS TREE
-  : EX. EVERGREEN TREE
-  : EXISTING TREE LINE
-  : LIMITS OF CONSTRUCTION

NOTE:
SEE NEXT SHEET FOR TREE PRESERVATION SCHEDULE.



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COMMONWEALTH OF VIRGINIA
JOHN C. LEVTOV
Lic. No. 33635
8/24/18
PROFESSIONAL ENGINEER

TREE PRESERVATION PLAN

MASTER DEVELOPMENT PLAN
PAUL VI.
FAIRFAX CITY, VIRGINIA

PROJECT NO: 15010.002.00
SCALE: 1" = 60'
DATE: 04-14-2017
DESIGN: JR, JM
DRAWN: JM
CHECKED:
SHEET No.
3 of 12

TREE PRESERVATION SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES)	CROWN RADIUS (FEET)	CONDITION RATING	PROCEDURE
6935	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	9.9	10	43.8	REMOVE
6936	PINUS STROBUS	WHITE PINE	14	10	71.9	REMOVE
6937	PINUS STROBUS	WHITE PINE	14	14	71.9	REMOVE
6938	PINUS STROBUS	WHITE PINE	12	12	71.9	REMOVE
6939	PINUS STROBUS	WHITE PINE	13	13	71.9	REMOVE
6940	CELTIS LAEVIGATA	SUGARBERRY	8	8	75.0	REMOVE
6941	PINUS STROBUS	WHITE PINE	8	8	71.9	REMOVE
6942	PINUS STROBUS	WHITE PINE	12	12	71.9	REMOVE
6943	PINUS STROBUS	WHITE PINE	12	12	71.9	REMOVE
6944	PINUS STROBUS	WHITE PINE	12	12	71.9	REMOVE
6945	PINUS STROBUS	WHITE PINE	12	11	71.9	REMOVE
6946	PINUS STROBUS	WHITE PINE	12	10	71.9	REMOVE
6947	PINUS STROBUS	WHITE PINE	12	11	71.9	REMOVE
6948	PINUS STROBUS	WHITE PINE	12	10	71.9	REMOVE
6949	PINUS STROBUS	WHITE PINE	12	11	71.9	REMOVE
6950	PINUS STROBUS	WHITE PINE	12	10	71.9	REMOVE
6951	PINUS STROBUS	WHITE PINE	12	10	71.9	REMOVE
6952	PINUS STROBUS	WHITE PINE	10	8	71.9	REMOVE
6953	PINUS STROBUS	WHITE PINE	30	20	53.1	REMOVE
6954	LIRIODENDRON TULPIFERA	TULIP POPLAR	48	30	75.0	REMOVE
6955	QUERCUS ALBA	WHITE OAK	30	30	56.3	REMOVE
6956	QUERCUS ALBA	WHITE OAK	32	32	59.4	REMOVE
6957	PRUNUS SEROTINA	BLACK CHERRY	7	12	75.0	REMOVE
6958	PRUNUS SEROTINA	BLACK CHERRY	7	12	75.0	REMOVE
6959	PRUNUS SEROTINA	BLACK CHERRY	8	12	75.0	REMOVE
6960	ILEX OPACA	AMERICAN HOLLY	9	12	71.9	REMOVE
6961	QUERCUS RUBRA	NORTHERN RED OAK	12	12	75.0	REMOVE
6962	CARYA GLABRA	PIGNOT HICKORY	5	8	50.0	REMOVE
6963	CARYA GLABRA	PIGNOT HICKORY	10	10	71.9	REMOVE
6964	QUERCUS RUBRA	NORTHERN RED OAK	18	108	59.4	REMOVE
6965	ILEX OPACA	AMERICAN HOLLY	12	12	87.5	REMOVE
6966	ZELKOVA SERRATA	JAPANESE ZELKOVA	30	30	65.6	REMOVE
6967	ILEX OPACA	AMERICAN HOLLY	14	14	87.5	REMOVE
6968	MAGNOLIA X SOULANGIANA	SAUCEUR MAGNOLIA	12, 12, 12, 12	24	62.5	REMOVE
6969	TILIA AMERICANA	AMERICAN LINDEN	34	34	62.5	REMOVE
6970	ACER RUBRUM	RED MAPLE	20	20	62.5	REMOVE
6971	FRAXINUS PENNSYLVANICA	GREEN ASH	12	12	25.0	REMOVE
6972	ILEX OPACA	AMERICAN HOLLY	18, 18	18	75.0	REMOVE
6973	ILEX OPACA	AMERICAN HOLLY	5	8	59.4	REMOVE
6974	ILEX OPACA	AMERICAN HOLLY	5	8	59.4	REMOVE
6975	PINUS STROBUS	WHITE PINE	15	15	68.8	REMOVE
6976	PINUS STROBUS	WHITE PINE	14	18	68.8	REMOVE
6977	CUPRESSUS LEYLANDII	LEYLAND CYPRESS	12	10	81.3	REMOVE
6978	CUPRESSUS LEYLANDII	LEYLAND CYPRESS	12	10	81.3	REMOVE
6979	CUPRESSUS LEYLANDII	LEYLAND CYPRESS	12	10	81.3	REMOVE
6980	CUPRESSUS LEYLANDII	LEYLAND CYPRESS	12	20	81.3	REMOVE
6981	PINUS STROBUS	WHITE PINE	20	8	53.1	REMOVE
6982	MORUS RUBRA	MULBERRY	6	5	31.3	REMOVE
6983	CELTIS SINENSIS	CHINESE HACKBERRY	5	8	40.6	REMOVE
6984	QUERCUS RUBRA	NORTHERN RED OAK	5	20	37.5	REMOVE
6985	MORUS RUBRA	RED MULBERRY	24	20	46.9	REMOVE
6986	LIRIODENDRON TULPIFERA	TULIP POPLAR	20	24	50.0	REMOVE
6987	LIRIODENDRON TULPIFERA	TULIP POPLAR	24	6	25.0	REMOVE
6988	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6	6	25.0	REMOVE
6989	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6	6	25.0	REMOVE
6990	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6	5	25.0	REMOVE
6991	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	5	8	25.0	REMOVE
6992	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8	8	25.0	REMOVE
6993	PRUNUS SEROTINA	BLACK CHERRY	5	8	56.3	REMOVE
6994	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	5	16	25.0	REMOVE
6995	ACER RUBRUM	RED MAPLE	16	18	56.3	REMOVE
6996	PRUNUS SEROTINA	BLACK CHERRY	18	8	37.5	REMOVE
6997	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8	8	71.9	REMOVE
6998	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8	8	25.0	REMOVE
6999	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8	7	71.9	REMOVE
7000	MORUS RUBRA	RED MULBERRY	7	7	46.9	REMOVE
7001	MORUS RUBRA	RED MULBERRY	5	7	46.9	REMOVE
7002	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	7	16	46.9	REMOVE
7003	PRUNUS SEROTINA	BLACK CHERRY	16	15	75.0	REMOVE
7004	ACER RUBRUM	RED MAPLE	15	5	65.6	REMOVE
7005	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	5	6	25.0	REMOVE
7006	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6	8	25.0	REMOVE
7007	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8	5	25.0	REMOVE
7008	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	5	8	25.0	REMOVE
7009	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8	6	46.9	REMOVE
7010	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6	12	46.9	REMOVE
7011	CELTIS SINENSIS	CHINESE HACKBERRY	9	6	40.6	REMOVE
7012	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6	20	25.0	REMOVE
7013	MORUS RUBRA	RED MULBERRY	50	7	50.0	REMOVE
7014	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	7	8	25.0	REMOVE
7015	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8	8	46.9	REMOVE
7016	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	10	10	25.0	REMOVE
7017	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6	6	25.0	REMOVE
7018	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6	6	25.0	REMOVE
7019	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	5	5	25.0	REMOVE
7020	ACER RUBRUM	RED MAPLE	18	18	43.8	REMOVE
7021	PRUNUS SEROTINA	BLACK CHERRY	15	12	31.3	REMOVE
7022	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	9	9	25.0	REMOVE
7023	UNKNOWN	UNKNOWN	12	12	25.0	REMOVE
7024	UNKNOWN	UNKNOWN	8	8	25.0	REMOVE
7025	PAULOWNIA TOMENTOSA	PRINCESS TREE	8	8	53.1	REMOVE
7026	CELTIS SINENSIS	CHINESE HACKBERRY	10	10	40.6	REMOVE
7027	ULMUS AMERICANA	AMERICAN ELM	8	8	50.0	REMOVE
7028	CELTIS SINENSIS	CHINESE HACKBERRY	6	10	40.6	REMOVE
7029	ULMUS AMERICANA	AMERICAN ELM	12	16	31.3	REMOVE
7030	PYRUS CALLERYANA	BRADFORD PEAR	16	24	62.5	REMOVE
7031	UNKNOWN	UNKNOWN	12	5	25.0	REMOVE
7032	UNKNOWN	UNKNOWN	14	5	25.0	REMOVE
7033	PYRUS CALLERYANA	BRADFORD PEAR	18	18	62.5	REMOVE
7034	UNKNOWN	UNKNOWN	12	5	25.0	REMOVE
7035	UNKNOWN	UNKNOWN	15	20	25.0	REMOVE
7036	UNKNOWN	UNKNOWN	12	2	25.0	REMOVE
7037	PYRUS CALLERYANA	BRADFORD PEAR	16	20	68.8	REMOVE
7038	UNKNOWN PINE	UNKNOWN PINE	13	12	25.0	REMOVE
7039	ACER NEGUNDO	BOX ELDER	7	10	46.9	REMOVE
7040	PRUNUS SEROTINA	BLACK CHERRY	7	7	25.0	REMOVE
7041	PYRUS CALLERYANA	BRADFORD PEAR	15	20	68.8	REMOVE
7042	PINUS STROBUS	WHITE PINE	10	10	50.0	REMOVE
7043	PYRUS CALLERYANA	BRADFORD PEAR	16	20	68.8	REMOVE
7101	ACER RUBRUM	RED MAPLE	7	10	53.1	REMOVE
7102	ACER RUBRUM	RED MAPLE	7	10	53.1	REMOVE
7103	ACER RUBRUM	RED MAPLE	8	10	65.6	REMOVE
7104	ACER RUBRUM	RED MAPLE	5	9	53.1	REMOVE
7105	ACER RUBRUM	RED MAPLE	5	6	56.3	REMOVE
7106	ACER RUBRUM	RED MAPLE	9	11	62.5	REMOVE
7107	ACER RUBRUM	RED MAPLE	5	7	56.3	REMOVE
7108	ROBINIA PSEUDOACACIA	BLACK LOCUST	24	15	37.5	REMOVE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES)	CROWN RADIUS (FEET)	CONDITION RATING	PROCEDURE
7109	QUERCUS PALUSTRIS	PIN OAK	15	16	65.6	REMOVE
7110	ROBINIA PSEUDOACACIA	BLACK LOCUST	8	10	62.5	REMOVE
7111	QUERCUS PALUSTRIS	PIN OAK	17	18	62.5	REMOVE
7112	CARYA GLABRA	PIGNOT HICKORY	7	7	65.6	REMOVE
7113	ROBINIA PSEUDOACACIA	BLACK LOCUST	13	8	65.6	REMOVE
7114	ROBINIA PSEUDOACACIA	BLACK LOCUST	13	12	25.0	REMOVE
7115	ACER SACCHARINUM	SILVER MAPLE	18	25	75.0	REMOVE
7116	ROBINIA PSEUDOACACIA	BLACK LOCUST	17	22	50.0	REMOVE
7117	ROBINIA PSEUDOACACIA	BLACK LOCUST	10	6	25.0	REMOVE
7118	ACER RUBRUM	RED MAPLE	8	12	65.6	REMOVE
7119	ACER RUBRUM	RED MAPLE	8	10	65.6	REMOVE
7120	ACER RUBRUM	RED MAPLE	8	10	56.3	REMOVE
7121	QUERCUS RUBRA	NORTHERN RED OAK	18	20	62.5	REMOVE
7122	ACER RUBRUM	RED MAPLE	11	13	68.8	REMOVE
7123	UNKNOWN	UNKNOWN	11	3	25.0	REMOVE
7124	ACER RUBRUM	RED MAPLE	18	19	59.4	REMOVE
7125	ACER RUBRUM	RED MAPLE	15	15	75.0	REMOVE
7126	QUERCUS PALUSTRIS	PIN OAK	18	20	56.3	REMOVE
7127	ACER RUBRUM	RED MAPLE	18	22	75.0	REMOVE
7128	QUERCUS ALBA	WHITE OAK	12	12	75.0	REMOVE
7129	LIRIODENDRON TULPIFERA	TULIP POPLAR	13	14	46.9	REMOVE
7130	ACER RUBRUM	RED MAPLE	11	12	65.6	REMOVE
7131	FRAXINUS PENNSYLVANICA	GREEN ASH	7	6	25.0	REMOVE
7132	FRAXINUS PENNSYLVANICA	GREEN ASH	12	12	25.0	REMOVE
7133	FRAXINUS PENNSYLVANICA	GREEN ASH	12	0	25.0	REMOVE
7134	ACER RUBRUM	RED MAPLE	9	7	65.6	REMOVE
7135	FRAXINUS PENNSYLVANICA	GREEN ASH	14	15	25.0	REMOVE
7136	ACER RUBRUM	RED MAPLE	10	8	65.6	REMOVE
7137	ACER RUBRUM	RED MAPLE	8	10	65.6	REMOVE
7138	FRAXINUS PENNSYLVANICA	GREEN ASH	9	10	25.0	REMOVE
7139	ACER RUBRUM	RED MAPLE	27	30	56.3	REMOVE
7140	FRAXINUS PENNSYLVANICA	GREEN ASH	14	15	25.0	REMOVE
7141	QUERCUS PALUSTRIS	PIN OAK	27	28	53.1	REMOVE
7142	FRAXINUS PENNSYLVANICA	GREEN ASH	14	14	40.6	REMOVE
7143	FRAXINUS PENNSYLVANICA	GREEN ASH	10	10	25.0	REMOVE
7144	ACER RUBRUM	RED MAPLE	10	10	46.9	REMOVE
7145	FRAXINUS PENNSYLVANICA	GREEN ASH	12	11	25.0	REMOVE
7146	PRUNUS SEROTINA	BLACK CHERRY	8	7	40.6	REMOVE
7147	FRAXINUS PENNSYLVANICA	GREEN ASH	12	8	25.0	REMOVE
7148	FRAXINUS PENNSYLVANICA	GREEN ASH	13	10	25.0	REMOVE
7149	FRAXINUS PENNSYLVANICA	GREEN ASH	23	18	25.0	REMOVE
7150	ULMUS AMERICANA	AMERICAN ELM	20	27	56.3	REMOVE
7151	PLATANUS OCCIDENTALIS	SYCAMORE	15	17	75.0	REMOVE
7152	FRAXINUS PENNSYLVANICA	GREEN ASH	10	13	34.4	REMOVE
7153	FRAXINUS PENNSYLVANICA	GREEN ASH	12	12	34.4	REMOVE
7154	FRAXINUS PENNSYLVANICA	GREEN ASH	13	15	25.0	REMOVE
7155	CUPRESSUS LEYLANDII	LEYLAND CYPRESS	14	8	53.1	REMOVE
7156	CUPRESSUS LEYLANDII	LEYLAND CYPRESS	12	6	53.1	REMOVE
7157	CUPRESSUS LEYLANDII	LEYLAND CYPRESS	9	6	53.1	REMOVE
7158	CUPRESSUS LEYLANDII	LEYLAND CYPRESS	9	6	53.1	REMOVE
7159	CUPRESSUS LEYLANDII	LEYLAND CYPRESS	11	7	53.1	REMOVE
7160	CUPRESSUS LEYLANDII	LEYLAND CYPRESS	15	9	53.1	REMOVE
7161	CUPRESSUS LEYLANDII	LEYLAND CYPRESS	15	9	53.1	REMOVE
7162	CUPRESSUS LEYLANDII	LEYLAND CYPRESS	15	9	53.1	REMOVE
7163	CUPRESSUS LEYLANDII	LEYLAND CYPRESS	14	9	53.1	REMOVE
7164	CUPRESSUS LEYLANDII	LEYLAND CYPRESS	12	8	53.1	REMOVE
7165	CUPRESSUS LEYLANDII	LEYLAND CYPRESS	9	6	53.1	REMOVE
7166	CUPRESSUS LEYLANDII	LEYLAND CYPRESS	9	8	53.1	REMOVE
7167	CUPRESSUS LEYLANDII	LEYLAND CYPRESS	11	8	53.1	REMOVE
7168	ACER RUBRUM	RED MAPLE	9	10	53.1	REMOVE
7169	ACER RUBRUM	RED MAPLE	8	8	65.6	REMOVE
7170	ACER RUBRUM	RED MAPLE	8	10	65.6	REMOVE
7171	CARYA TOMENTOSA	MOCKERNUT HICKORY	24	28	71.9	REMOVE
7172	ACER RUBRUM	RED MAPLE	10	15	59.4	REMOVE
7173	ACER RUBRUM	RED MAPLE	10	15	59.4	REMOVE
7174	ACER RUBRUM	RED MAPLE	9	12	59.4	REMOVE
7175	ACER RUBRUM	RED MAPLE	7	10	59.4	REMOVE
7176	ACER RUBRUM	RED MAPLE	8	10	59.4	REMOVE
7177	ACER RUBRUM	RED MAPLE	8	10	59.4	REMOVE
7178	ACER RUBRUM	RED MAPLE	8	10	59.4	REMOVE
7179	ACER RUBRUM	RED MAPLE	8	10	59.4	REMOVE
7180	CORNUS KOUSA	KOUSA DOGWOOD	7	7	53.1	REMOVE
7181	MAGNOLIA X SOULANGIANA	SAUCEUR MAGNOLIA	9	6	62.5	REMOVE
7182	CORNUS KOUSA	KOUSA DOGWOOD	7	8	53.1	REMOVE
7183	CORNUS KOUSA	KOUSA DOGWOOD	7	5	53.1	REMOVE
7184	CORNUS KOUSA	KOUSA DOGWOOD	6	5	53.1	REMOVE
7185	PRUNUS SEROTINA	BLACK CHERRY	16	15	75.0	REMOVE
7186	CORNUS KOUSA	KOUSA DOGWOOD	8	6	53.	

REQUIREMENTS FOR PD-1 PLANNED DEVELOPMENT MIXED USE DISTRICT
AREA: MINIMUM OF 2 ACRES
RECREATION AND OPEN SPACE: 20%
PERIMETER BUFFER: 15 FEET WIDE TRANSITIONAL YARD TYP, EXCLUDING PUBLIC OR PRIVATE STREETS
STREET TREES: MINIMUM 10 FEET WIDE LANDSCAPE STRIP ALONG ALL STREETS
TREE CANOPY: MINIMUM OF 10%

PROPOSED TABULATIONS FOR DEVELOPMENT PROGRAM
SUBJECT AREA (GROSS): 806,332 SF (#18.51 AC)
RECREATION AND OPEN SPACE: ±24% (±24% PER CODE DEFINITION)
PERIMETER BUFFER: MODIFICATION REQUESTED (SEE SHEET 1 NOTE 17.1)
STREET TREES: MODIFICATION REQUESTED (SEE SHEET 1 NOTE 17.2)
TREE CANOPY: ±10%
BUILDING HEIGHT: ALONG McLEAN AVENUE AND CEDAR AVENUE, A MIX OF SINGLE-FAMILY DETACHED HOMES (35' MAXIMUM HEIGHT TO MID POINT OF ROOF) AND 3-STORY TOWNHOMES (40' MAXIMUM HEIGHT TO MID POINT OF ROOF). ALL OTHER TOWNHOMES ON SITE ARE 3.5 STORY (45' MAXIMUM HEIGHT TO MID POINT OF ROOF), AND CONDOMINIUM BUILDING IS 4 STORIES (45' MAXIMUM HEIGHT TO TOP OF ROOF).
PROPOSED 266 DWELLING UNITS WITH A DENSITY OF 14.4 DU/AC AND 44,000 SF OF COMMERCIAL, COMMUNITY, & OFFICE WITH 0.05 FAR. THERE IS THE POTENTIAL TO ADD UP TO 4,500 SF OF COMMERCIAL AS PART OF THE LIVE/WORK UNITS.

PROPOSED PARKING TABULATION (SCENARIO A)

PROPOSED USE	QUANTITY	RATIO REQUIRED	PARKING REQUIRED ²	PARKING REQUIRED ³ SHARED PARKING ANALYSIS	PARKING PROVIDED	SURPLUS SPACES SHARED PARKING ANALYSIS
CONDOMINIUM / MULTI-FAMILY	144 UNITS	1.8 PER UNIT	259 SPACES	237 SPACES	259 SPACES - GARAGE ⁴	22 SPACES - GARAGE
SINGLE-FAMILY	7 UNITS	2 PER UNIT	14 SPACES	14 SPACES	14 SPACES - GARAGES	0 SPACES
TOWNHOMES	115 UNITS	2 PER UNIT	230 SPACES	230 SPACES	+ 105 SPACES - DRIVEWAY 335 SPACES	0 SPACES
LIVE / WORK COMMERCIAL	4,500 SF	1 PER 300 SF	15 SPACES	15 SPACES	30 SPACES - DRIVEWAY	0 SPACES - DRIVEWAY
COMMERCIAL COMMUNITY / OFFICE	20,000 SF	1 PER 200 SF	100	168 SPACES	188 SPACES - SURFACE	20 SPACES - SURFACE
PAT RODIO PARK ⁵	N/A	N/A	0 SPACES	60 SPACES	60 SPACES - SURFACE	0 SPACES - SURFACE
TOTAL PARKING			698 SPACES	724 SPACES	886 SPACES	42 SPACES

PROPOSED PARKING TABULATION (SCENARIO B)

PROPOSED USE	QUANTITY	RATIO REQUIRED	PARKING REQUIRED ²	PARKING REQUIRED ³ SHARED PARKING ANALYSIS	PARKING PROVIDED	SURPLUS SPACES SHARED PARKING ANALYSIS
CONDOMINIUM / MULTI-FAMILY	144 UNITS	1.8 PER UNIT	259 SPACES	252 SPACES	259 SPACES - GARAGE ⁴	7 SPACES - GARAGE
SINGLE-FAMILY	7 UNITS	2 PER UNIT	14 SPACES	14 SPACES	14 SPACES - GARAGES	0 SPACES
TOWNHOMES	115 UNITS	2 PER UNIT	230 SPACES	230 SPACES	+ 105 SPACES - DRIVEWAY 335 SPACES	0 SPACES
LIVE / WORK COMMERCIAL	4,500 SF	1 PER 300 SF	15 SPACES	15 SPACES	30 SPACES - DRIVEWAY	0 SPACES - DRIVEWAY
COMMERCIAL COMMUNITY / OFFICE	32,000 SF	1 PER 200 SF	160	170 SPACES	188 SPACES - SURFACE	18 SPACES - SURFACE
PAT RODIO PARK ⁵	N/A	N/A	0 SPACES	60 SPACES	60 SPACES - SURFACE	0 SPACES - SURFACE
TOTAL PARKING			718 SPACES	741 SPACES	886 SPACES	25 SPACES

NOTES:
1. TO ACCOMMODATE THE RANGE OF FUTURE PARKING DEMANDS WITHIN THIS DEVELOPMENT TWO PARKING SCENARIOS HAVE BEEN SHOWN.
2. PARKING REQUIRED PER ZONING ORDINANCE.
3. SEE SHARED PARKING ANALYSIS, UNDER SEPARATE COVER, FOR JUSTIFICATION OF REVISED PARKING REQUIREMENTS.
4. THE APPLICANT RESERVES THE RIGHT TO USE ALL OR A PORTION OF THE GARAGE SPACES NOT ALLOCATED TO CONDOMINIUM RESIDENTS AS SHARED SPACES. THIS SHALL INCLUDE PROVIDING A MINIMUM OF 16 SHARED SPACES.
5. PARKING SPACES FOR PAT RODIO PARK ARE NOT REQUIRED PER THE ZONING ORDINANCE AND ARE BEING PROVIDED BY THE APPLICANT AS A COMMUNITY BENEFIT. SIGNAGE MAY BE INSTALLED LIMITING CERTAIN PARKING SPACES FOR PARK USE AT CERTAIN TIMES AT THE REQUEST OF THE CITY. THE APPLICABLE PARKING SPACES AND SPECIFICS OF TIME RESTRICTIONS WILL BE DETERMINED IN COORDINATION WITH THE CITY AT TIME OF SITE PLAN REVIEW.

BUILDING	REQUIRED LOADING SPACES	PROPOSED LOADING SPACES
TOWNHOMES	115 UNITS NOT REQUIRED	N/A
SINGLE-FAMILY DETACHED	7 UNITS NOT REQUIRED	N/A
CONDOMINIUM / MULTI-FAMILY	144 UNITS 1 SPACE	1 SPACE
COMMERCIAL / COMMUNITY / OFFICE	44,000 SF 1 SPACE	2 SPACES
TOTAL PARKING	2 SPACES	3 SPACES

STORMWATER MANAGEMENT & BEST MANAGEMENT PRACTICE (SWM/BMP) NARRATIVE

SWM
WATER QUANTITY FOR THIS PROJECT WILL BE PROVIDED IN ACCORDANCE WITH STATE CODE 9VAC25-870-66-WATER QUANTITY AND THE CITY OF FAIRFAX STORMWATER ORDINANCE. THIS BEING A REDEVELOPMENT, THE IMPROVEMENT FACTOR WILL BE UTILIZED TO MEET CHANNEL PROTECTION FOR THE 1-YEAR 24 HOUR STORM AND THE POST-DEVELOPMENT 10-YEAR 24-HOUR STORM EVENT WILL BE CONFINED TO RELEASE AT RATE LESS THAN PRE-DEVELOPED CONDITIONS TO MEET FLOOD PROTECTION.

TO MEET THESE WATER QUANTITY REQUIREMENTS, A SERIES OF UNDERGROUND DETENTION FACILITIES WILL BE UTILIZED. PRELIMINARY LOCATIONS ARE SHOWN ON THE DEVELOPMENT PLAN.

ADEQUATE OUTFALL
THE EXISTING SITE DISCHARGES CONCENTRATED RUNOFF TO THREE OUTFALL POINTS.

EXISTING OUTFALL A TO THE SOUTHWEST DRAINS INTO A BOX CULVERT AND OUTFALLS TO THE SOUTH JUST BELOW PANTHER PLACE INTO A 100 YEAR FLOODPLAIN.

EXISTING OUTFALL B TO THE NORTH DRAINS INTO AN EXISTING STORM SYSTEM ALONG FAIRFAX BOULEVARD THAT EVENTUALLY DISCHARGES INTO A 100 YEAR FLOODPLAIN NORTHEAST OF THE SITE.

EXISTING OUTFALL C TO THE SOUTHEAST DRAINS INTO AN EXISTING STORM SEWER SYSTEM ALONG McLEAN AVENUE AND FLOWS SOUTH ACROSS CEDAR AVENUE ULTIMATELY DISCHARGING IN A 100 YEAR FLOODPLAIN SOUTHEAST OF THE SITE.

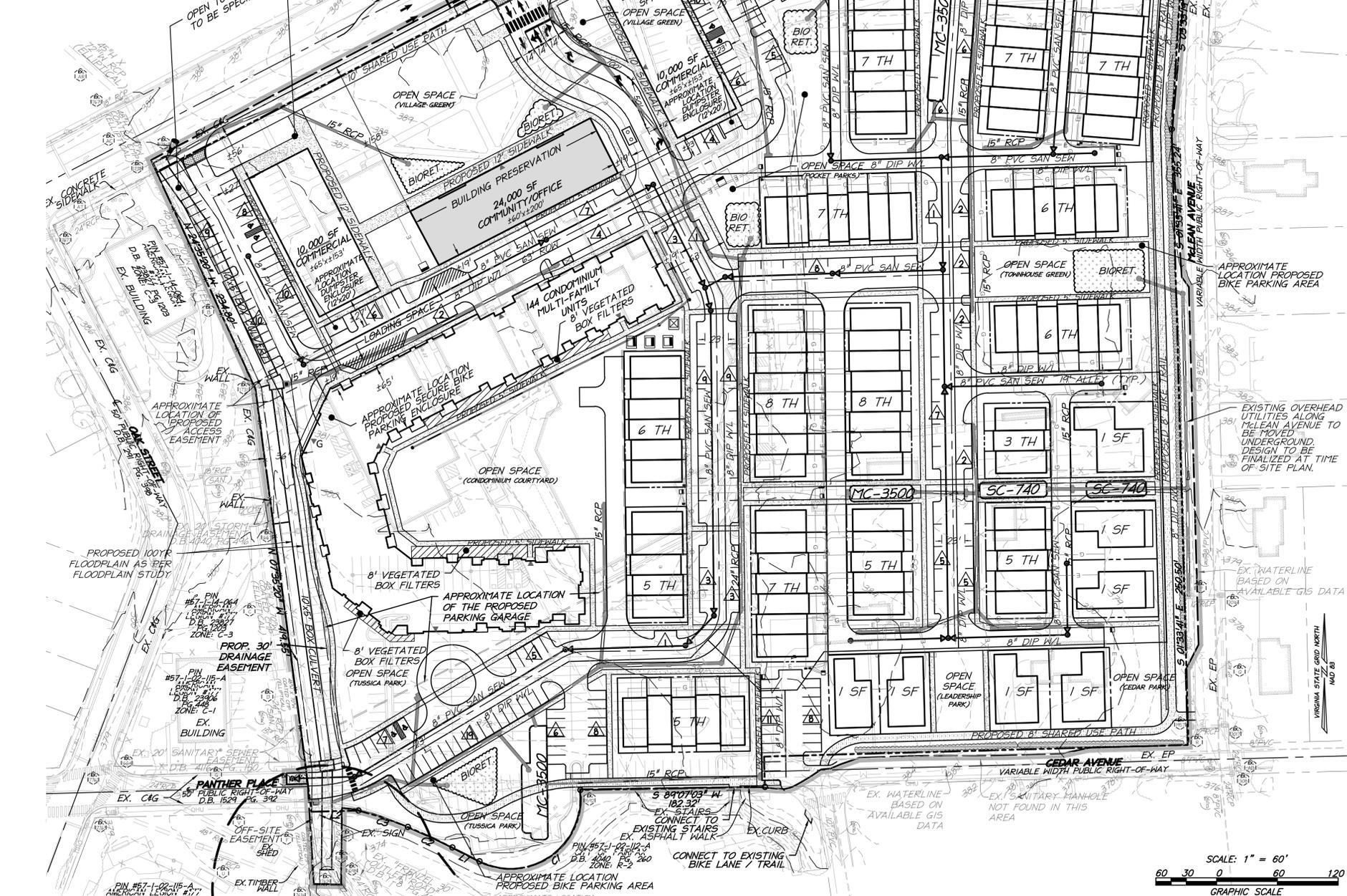
BMP
THIS PROJECT WILL USE THE VIRGINIA RUNOFF REDUCTION METHOD (VRRM) REDEVELOPMENT TO MEET THE STATE, PART IIB CRITERIA (9VAC25-870-65) AND CITY WATER QUALITY DESIGN CRITERIA. THE PROJECT SITE AREA FOR WATER QUALITY CALCULATION WILL INCLUDE ALL AREA WITHIN THE LIMITS OF CLEARING AND GRADING. TO MEET WATER QUALITY DESIGN CRITERIA AND PHOSPHORUS REMOVAL, A COMBINATION OF BOTH PROPRIETARY AND NON-PROPRIETARY BMP FACILITIES MAY BE USED. THESE FACILITIES MAY INCLUDE: ISOLATOR ROWS, HYDRODYNAMIC SEPARATORS, FILTERRAS, PERMEABLE PAVEMENT, & BIORETENTIONS. PRELIMINARY LOCATIONS ARE SHOWN ON THE DEVELOPMENT PLAN.

NOTE: LOCATIONS AND SIZING OF BMP/SWM FACILITIES SHOWN ARE BASED ON A PRELIMINARY STUDY TO ENSURE COMPLIANCE WITH STATE AND CITY REQUIREMENTS; THE LOCATION AND TYPE OF FACILITY IS SUBJECT TO CHANGE WITH FINAL DESIGN.

LEGEND

- 258 --- EXISTING ONE FOOT CONTOUR
- 260 --- EXISTING TEN FOOT CONTOUR
- RIGHT OF WAY
- LIMITS OF CLEARING AND GRADING
- PROPOSED CURB
- PROPOSED PARKING SPACE
- PROPOSED HANDICAP SPACE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BIKE TRAIL
- PROPOSED SHARED USE PATH CROSSING
- ▲ G --- PROPOSED GARAGE ENTRANCE
- ▲ --- APPROXIMATE LOCATION OF THE PROPOSED BUILDING ENTRANCE TO BE FINALIZED AT THE TIME OF SITE PLAN
- BIORETENTION FACILITY
- FILTERRA
- UNDERGROUND DETENTION/ISOLATOR ROW
- GRASS CHANNEL
- LID PLANTER BOX
- PROPOSED SANITARY SEWER #
- PROPOSED STORM SEWER #
- PROPOSED WATER LINE #
- PROPOSED ELECTRIC LINE #
- PROPOSED TRANSFORMER #
- PROPOSED GAS LINE #

* THESE PRELIMINARY UTILITIES TO BE FINALIZED AT THE TIME OF SITE PLAN



NOTES:
1. BICYCLE PARKING TO BE IN CONFORMANCE WITH SECTION 4.2.B. OF THE ZONING ORDINANCE.
2. LIMITS OF CLEARING AND GRADING ARE SUBJECT TO FINAL ENGINEERING.
3. HYDRANT PLACEMENT, FDC PLACEMENT AND FIRE LANE MARKING IS SUBJECT TO REVIEW AT SITE PLAN STAGE.
4. SEE SHEET 9A FOR DETAILS OF SLIP LANE ALONG FAIRFAX BOULEVARD.
5. ANY REALIGNMENT OF THE PRIVATE ACCESSWAY NEAR THE SOUTHWEST CORNER OF THE SITE THAT RESULTS FROM AN APPROVED PLAN FOR THE RELOCATION OF PANTHER PLACE, WHICH IS NOT PART OF THIS APPLICATION, SHALL BE DEEMED IN CONFORMANCE WITH THE APPROVED MDP PROVIDED THERE IS NO DECREASE IN RECREATION AND OPEN SPACE, NO DECREASE IN THE QUANTITY OF PARKING SPACES AND THERE ARE NO OTHER SIGNIFICANT MODIFICATIONS TO THE PLAN.
6. HANDICAP PARKING TO BE IN CONFORMANCE WITH ADA REGULATIONS AND WILL BE FINALIZED AT THE TIME OF SITE PLAN. THERE ARE 11 SPACES REQUIRED, INCLUDING 2 VAN ACCESSIBLE SPACES, BASED ON THE 807 SPACES PROVIDED IN THE PARKING GARAGE AND AS SURFACE SPACES. SEE PLAN BELOW FOR LOCATION OF SURFACE SPACES AND THE REMAINDER OF THE REQUIREMENT WILL BE PROVIDED IN THE PARKING GARAGE.
7. SEE SHEETS S3-S4 FOR ILLUSTRATIVE ELEVATIONS OF SINGLE-FAMILY DETACHED HOMES.

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2018-08-20	REVISED PER CITY COMMENTS

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COMMONWEALTH OF VIRGINIA
John C. LEVTOV
Lic. No. 33635
8/24/18
PROFESSIONAL ENGINEER

MASTER DEVELOPMENT PLAN
PAUL VI.
FAIRFAX CITY, VIRGINIA

PROJECT NO: 15010.002.00
SCALE: 1"=60'
DATE: 04-14-2017
DESIGN: JR, JM, LBD
DRAWN: JM, LBD
CHECKED:
SHEET No. **5** of **12**
DWG-107021

- LEGEND**
- LIMITS OF CLEARING AND GRADING
 - PROPOSED GARAGE ENTRANCE
 - ENTRANCES FOR MULTI-FAMILY COMMERCIAL, AND COMMUNITY BUILDINGS (APPROXIMATE LOCATIONS TO BE FINALIZED AT THE TIME OF SITE PLAN)
 - PROPOSED PARKING SPACE
 - BIORETENTION FACILITY
 - FILTERRA
 - UNDERGROUND DETENTION/ISOLATOR ROW
 - GRASS CHANNEL
 - LID PLANTER BOX
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - PROPOSED WATER LINE
 - PROPOSED ELECTRIC LINE
 - PROPOSED TRANSFORMER
 - PROPOSED GAS LINE
- * THESE PRELIMINARY UTILITIES TO BE FINALIZED AT THE TIME OF SITE PLAN

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COMMONWEALTH OF VIRGINIA
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LANDSCAPE PLAN

MASTER DEVELOPMENT PLAN
 PAUL VI.
 FAIRFAX CITY, VIRGINIA

PROJECT NO: 15010.002.00
 SCALE: 1"=60'
 DATE: 04-14-2017
 DESIGN: JR, JM, LBD
 DRAWN: JM, LBD
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 SHEET No.

LANDSCAPE LEGEND

- : PROPOSED DECIDUOUS TREE CATEGORY IV (250 SF)
- : PROPOSED DECIDUOUS TREE CATEGORY IV (250 SF) INTERIOR PARKING LOT TREE
- : PROPOSED DECIDUOUS TREE CATEGORY IV (250 SF) STREET TREE ALONG McLEAN AVENUE AND CEDAR AVENUE
- : PROPOSED DECIDUOUS TREE CATEGORY IV (250 SF) STREET TREE ALONG FAIRFAX BOULEVARD, WITHIN ROW (NOT COUNTED TOWARDS 10-YR TREE CANOPY)
- : PROPOSED DECIDUOUS TREES CATEGORY III (150 SF)
- : PROPOSED DECIDUOUS TREE CATEGORY II (100 SF)
- : PROPOSED EVERGREEN TREE CATEGORY III (175 SF)
- : PROPOSED EVERGREEN TREE CATEGORY II (100 SF)
- : PROPOSED SHRUB

NOTES:

- PROPOSED TRANSFORMERS WILL BE SCREENED WITH SHRUBS AS SHOWN ON THIS PLAN.
- DETAILED LANDSCAPE PLANTINGS, HARDSCAPE DESIGN, AND LIGHTING FOR THE PROPOSED OPEN SPACE AREAS SHOWN WILL BE PROVIDED AT THE TIME OF SITE PLAN.
- STREET TREES HAVE BEEN SHOWN ALONG THE SOUTH SIDE OF THE SLIP LANE. IN ADDITION, STREET TREES SHALL BE PLANTED, IN A CONSISTENT PATTERN WITHIN THE MEDIAN THAT SEPARATES FAIRFAX BOULEVARD AND THE SLIP LANE, PENDING APPROVAL FROM EXISTING UTILITY EASEMENTS. THE FINAL STREET TREE LOCATIONS WILL BE PROVIDED AT THE TIME OF SITE PLAN.

STREET TREES REQUIRED: MINIMUM 10 FEET WIDE LANDSCAPE STRIP ALONG ALL STREETS (1 CANOPY TREE FOR EVERY 40 FEET)

STREET TREES PROVIDED:
 1 TREE PER 40 LF PROVIDED, IF NO CONFLICTS WITH UTILITIES, ALONG FAIRFAX BOULEVARD, McLEAN AVENUE AND CEDAR AVENUE. MODIFICATION REQUESTED TO ALLOW STREET TREES TO BE MORE THAN 15' FROM EDGE OF PAVEMENT ALONG McLEAN AVENUE (SEE SHEET I NOTE 17.2).

1 TREE PER 40 LF PROVIDED, IF NO CONFLICTS WITH UTILITIES, FOR PRIVATE STREETS. MODIFICATION REQUESTED IN SELECT AREAS ALONG PRIVATE STREETS (SEE SHEET I NOTE 17.2).
 MODIFICATION REQUESTED ALONG ALL PRIVATE ALLEYS (SEE SHEET I NOTE 17.2).

INTERIOR PARKING LOT LANDSCAPING REQUIRED:
 NEW ON-SITE SURFACE PARKING LOT WITH MORE THAN 10 SPACES REQUIRES A MINIMUM OF 1 CANOPY TREE FOR EVERY 10 SPACES

PROPOSED 142 HEAD-IN PARKING SPACES REQUIRE 15 CANOPY TREES

INTERIOR PARKING LOT LANDSCAPING PROVIDED: 25 CANOPY TREES
 MODIFICATION REQUESTED FOR THE PARKING LOT ACCESSED BY PANTHER PLACE (SEE SHEET I NOTE 17.9)

PERIMETER PARKING LOT LANDSCAPING REQUIRED: PER SECTION 4.5.7.C OF THE ZONING CODE, NO PERIMETER LANDSCAPING IS REQUIRED.

Transitional Yard 3	
Required:	Provided:
Linear feet along western property line:	615 -
Width of landscape strip (feet):	15 6
Fence or wall height (feet):	6 6
2" caliper Canopy Tree (4 per 100 feet):	25 20*
1" caliper Understory Tree (4 per 100 feet):	25 20*
Shrub (4 per 100 feet):	25 120*

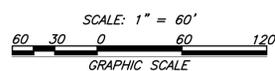
Note: * Modification Requested (See Sheet I Note 17.1)

10-Year Tree Cover Calculations	
Tree Cover Required:	
Site Area	806,332 SF
Percent of tree cover required:	10 %
Total area of tree cover required:	80,633 SF
Tree Cover Provided:	
235 - 3"-3.5" Caliper Deciduous Category IV (250 SF):	58,750
114 - 2" Caliper Deciduous Category III (150 SF):	17,100
66 - 2" Caliper Deciduous Category II (100 SF):	6,600
7 - 10'-12' Height Evergreen Category III (175 SF):	1,225
28 - 8'-10' Height Evergreen Category II (100 SF):	2,800
254 - 30"-36" Height Shrubs:	0
237 - 24"-30" Height Shrubs:	0
Total Proposed Tree Planting:	86,475 SF
Tree Cover Requirement Met	10.72 %

PROPOSED VEGETATION
 PROPOSED TREE SPECIES MAY INCLUDE BUT NOT BE LIMITED TO: RED MAPLE, SWAMP WHITE OAK, SHADBUSH SERVICEBERRY, AMERICAN HOLLY, AND EASTERN RED CEDAR.

PROPOSED SHRUB SPECIES MAY INCLUDE BUT NOT BE LIMITED TO: REDOSIER DOGWOOD, WINTERBERRY HOLLY, VIRGINIA SWEETSPIRE, SWEET PEPPERBUSH, AND NORTHERN SPICEBUSH.

THESE NATIVE SPECIES ARE SUBJECT TO CHANGE BASED ON AVAILABILITY AT THE TIME OF THE SITE PLAN PROCESS AND FINAL ENGINEERING. TREE AND SHRUB LOCATIONS ARE SUBJECT TO CHANGE AT THE TIME OF THE SITE PLAN PROCESS AND FINAL ENGINEERING.



THIS SHEET IS FOR LANDSCAPE PURPOSES ONLY!

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OPEN SPACE PLAN

MASTER DEVELOPMENT PLAN
PAUL VI.
 FAIRFAX CITY, VIRGINIA

PROJECT NO: 15010.002.00
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LEGEND

50' WIDE OPEN SPACE AND GREATER
 ±193,500 SF (±24%)

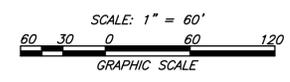
17'-49' WIDE OPEN SPACE
 ±44,500 SF (±5%)

OPEN SPACE REQUIRED: 20%
OPEN SPACE PROVIDED: ±29% (±238,000 SF),
 ±24% PER CODE DEFINITION

PRELIMINARY LOCATIONS FOR MULTI-FAMILY BUILDING AMENITIES (MAY INCLUDE POOL, SEATING AREAS, FITNESS CENTER, MULTI-PURPOSE CLUB ROOMS, ETC.)

PRELIMINARY LOCATIONS FOR COMMUNITY AMENITIES (MAY INCLUDE POCKET PARKS, WALKING TRAILS, SEATING AREAS, GATHERING AREAS, OUTDOOR GRILL AREAS, GAME/PLAY AREAS, ETC.)

NOTE: SEE SHEETS S1-S2 FOR ILLUSTRATIVE OPEN SPACE AREA CONCEPTS



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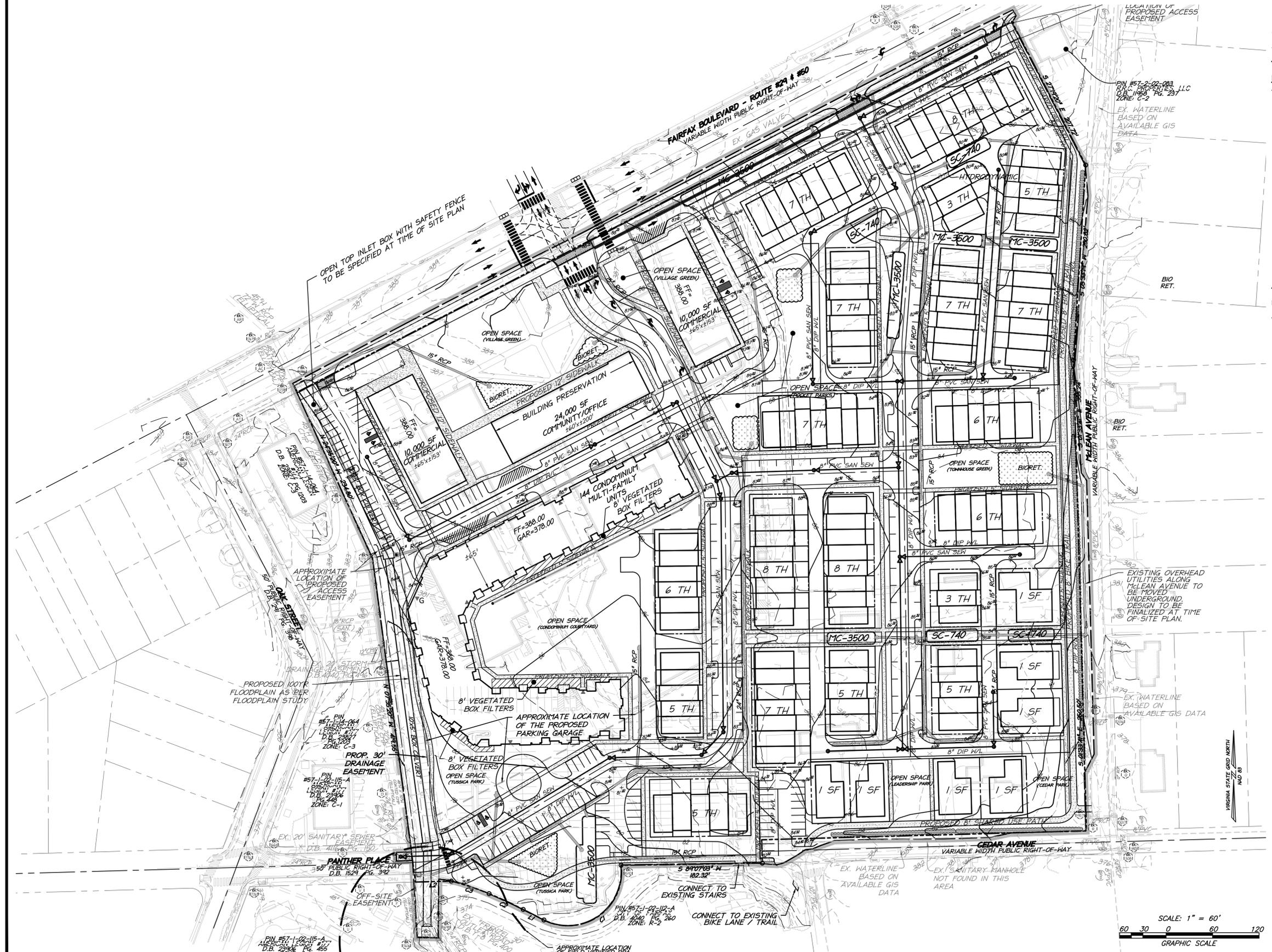


PRELIMINARY GRADING PLAN

MASTER DEVELOPMENT PLAN
PAUL VI.
 FAIRFAX CITY, VIRGINIA

PROJECT NO: 15010.002.00
 SCALE: 1"=60'
 DATE: 04-14-2017
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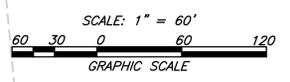
8 of 12
 DWG-107021



LEGEND

- 258 --- EXISTING ONE FOOT CONTOUR
- 260 --- EXISTING TEN FOOT CONTOUR
- --- RIGHT OF WAY
- --- LIMITS OF CLEARING AND GRADING
- --- PROPOSED CURB
- --- PROPOSED PARKING SPACE
- --- PROPOSED CONCRETE SIDEWALK
- --- PROPOSED BIKE TRAIL
- G --- PROPOSED GARAGE ENTRANCE
- --- APPROXIMATE LOCATION OF THE PROPOSED BUILDING ENTRANCE TO BE FINALIZED AT THE TIME OF SITE PLAN
- --- BIOTERRA FACILITY
- --- FILTERRA
- --- UNDERGROUND DETENTION/SOLATOR ROW
- --- GRASS CHANNEL
- --- LID PLANTER BOX
- --- PROPOSED SANITARY SEWER *
- --- PROPOSED STORM SEWER *
- --- PROPOSED WATER LINE *
- --- * THESE PRELIMINARY UTILITIES TO BE FINALIZED AT THE TIME OF SITE PLAN
- 84 --- PROPOSED CONTOUR
- 48.3 --- PROPOSED SPOT ELEVATION

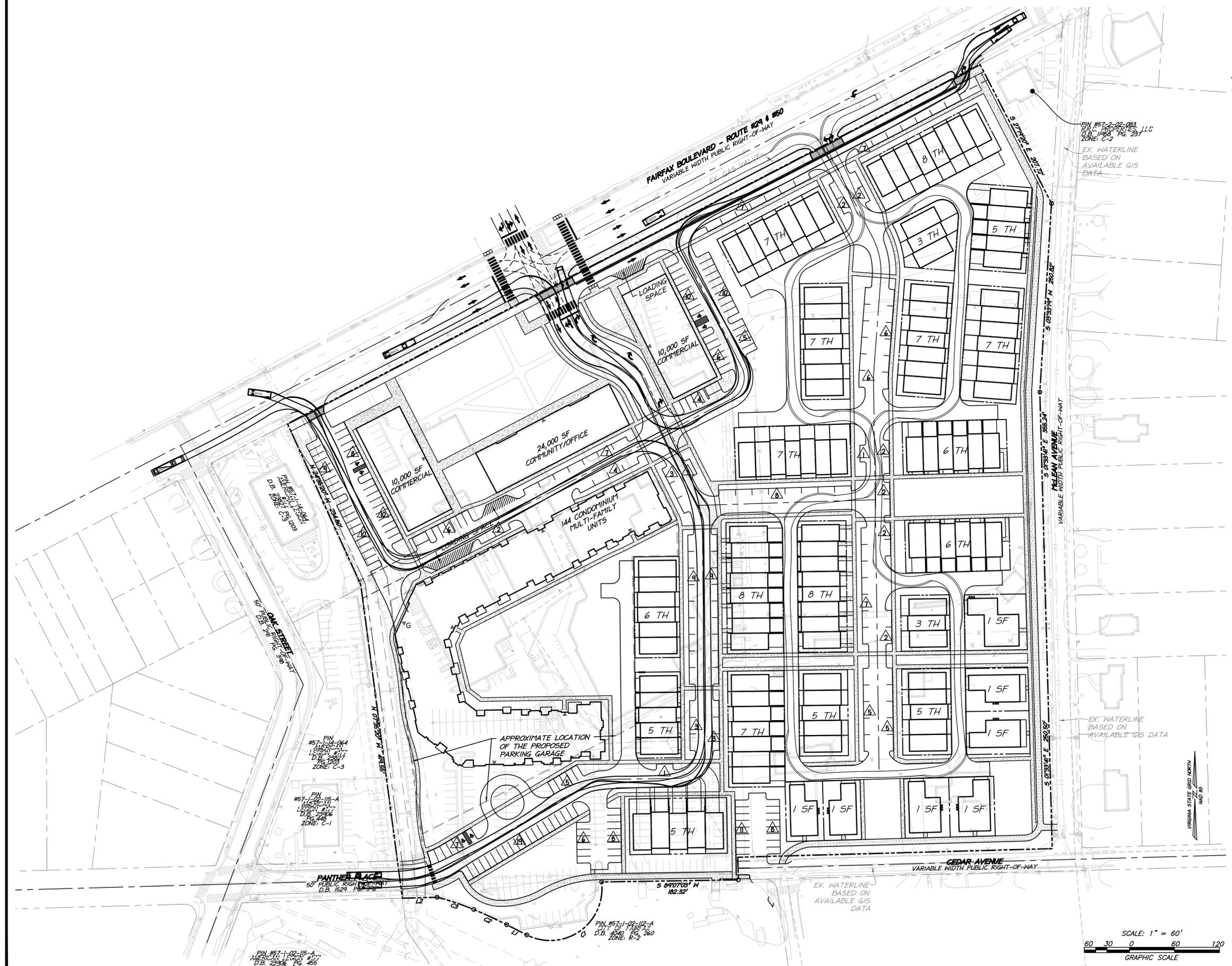
NOTE: THIS IS A PRELIMINARY GRADING PLAN ONLY AND IS SUBJECT TO CHANGE AT THE TIME OF SITE PLAN.



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LEGEND

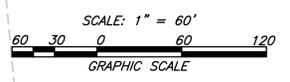
- RIGHT OF WAY
- PROPOSED CURB
- △ PROPOSED PARKING SPACE
- ▭ PROPOSED CONCRETE SIDEWALK
- ▨ PROPOSED BIKE TRAIL
- ◀ G PROPOSED GARAGE ENTRANCE
- ▲ APPROXIMATE LOCATION OF THE PROPOSED BUILDING ENTRANCE TO BE FINALIZED AT THE TIME OF SITE PLAN



PIN #57-02-083
D.B. 1485 PG. 23
ZONE: C-2
EX. WATERLINE
BASED ON
AVAILABLE GIS
DATA

EX. WATERLINE
BASED ON
AVAILABLE GIS
DATA

VIRGINIA STATE GRID NORTH
NAD 83



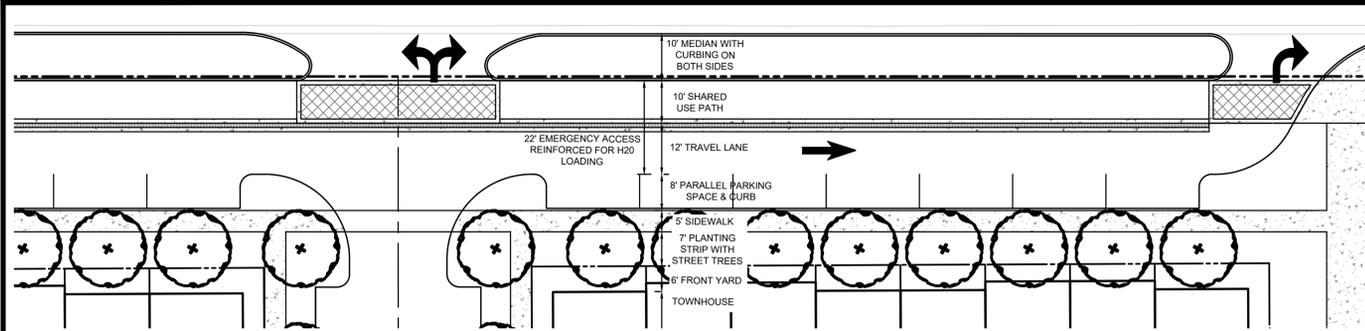
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FAIRFAX CITY, VIRGINIA

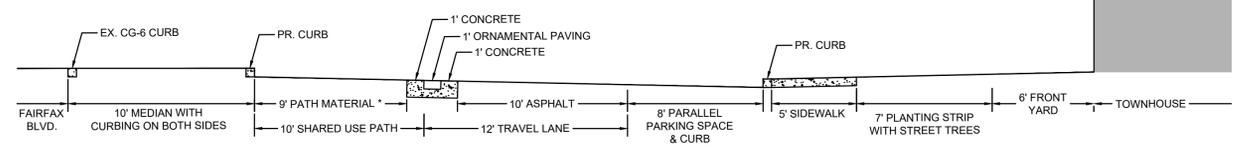


TRUCK TURNING
MOVEMENTS

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DETAIL VIEW - SLIP LANE



SECTION - SLIP LANE

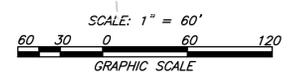
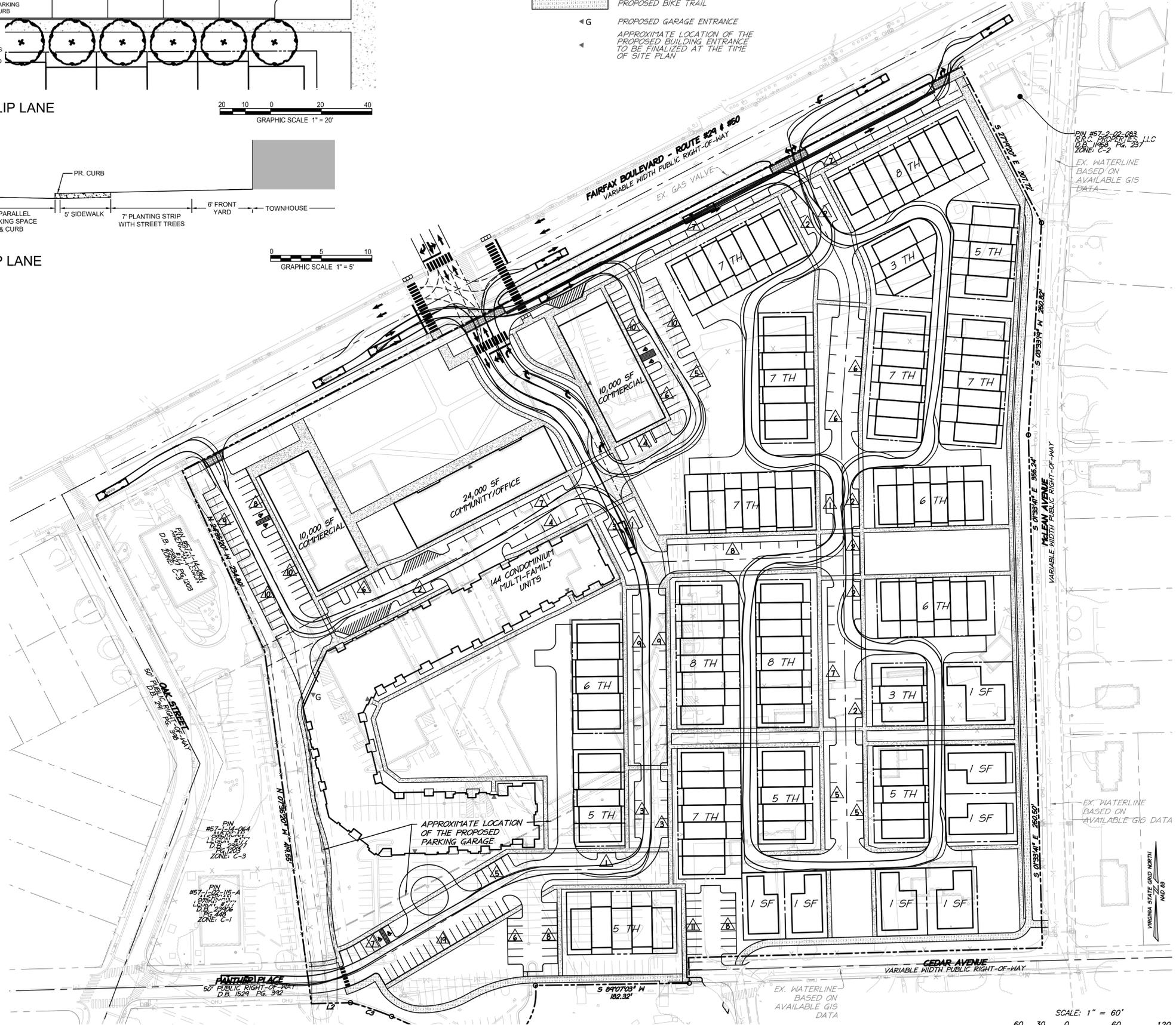


* PATH MATERIAL WILL BE DETERMINED IN COORDINATION WITH CITY STAFF AT THE TIME OF SITE PLAN REVIEW

LEGEND

- RIGHT OF WAY
- - - PROPOSED CURB
- △ PROPOSED PARKING SPACE
- ▭ PROPOSED CONCRETE SIDEWALK
- ▨ PROPOSED BIKE TRAIL
- ◁ G PROPOSED GARAGE ENTRANCE
- ◁ APPROXIMATE LOCATION OF THE PROPOSED BUILDING ENTRANCE TO BE FINALIZED AT THE TIME OF SITE PLAN

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COMMONWEALTH OF VIRGINIA
 JOHN C. LEVTOV
 Lic. No. 33635
 8/24/18
 PROFESSIONAL ENGINEER

EMERGENCY ACCESS & TURNING MOVEMENTS DETAILS

MASTER DEVELOPMENT PLAN
PAUL VI.
 FAIRFAX CITY, VIRGINIA

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PROPOSED DIMENSIONAL STANDARDS

RESIDENTIAL	SINGLE-FAMILY DETACHED	TOWNHOMES	CONDOMINIUM MULTI-FAMILY
LOT AREA/UNIT, MINIMUM (SQ.FT.)	3,950	1,200	N/A
REQUIRED YARDS, MINIMUM (FT.)			
FRONT	4'	4' min. - 7' max.	N/A
SIDE (STREET)	5'	5'	N/A
SIDE (INTERIOR)	5'	0'	N/A
REAR	4'	4' min. - 7' max.	N/A
LOT WIDTH, MINIMUM (FT.)			
INTERIOR LOTS	50'	20'	N/A
CORNER LOTS	N/A	27'	N/A
HEIGHT, MAXIMUM (STORIES/FEET)			
ADJACENT TO RL, RM OR RH DISTRICT	3 / 35'	3 / 40'	4 / 45'
NOT ADJACENT TO RL, RM OR RH DISTRICT	3 / 35'	3.5 / 45'	4 / 45'

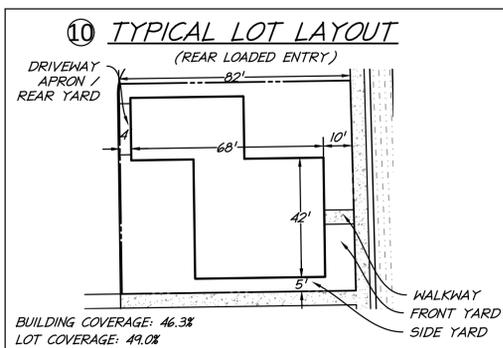
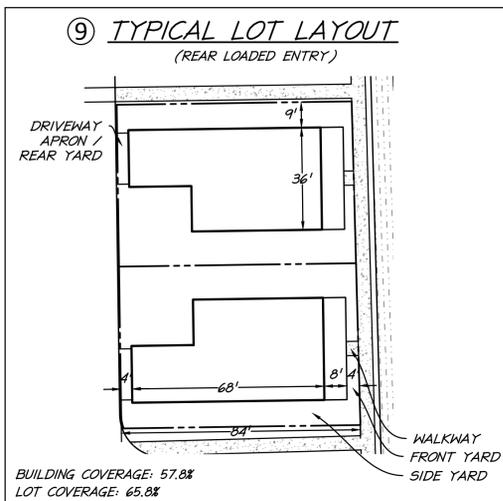
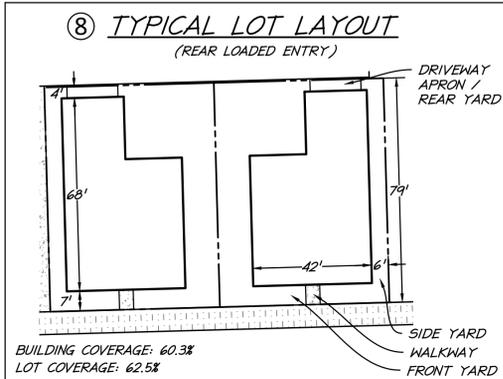
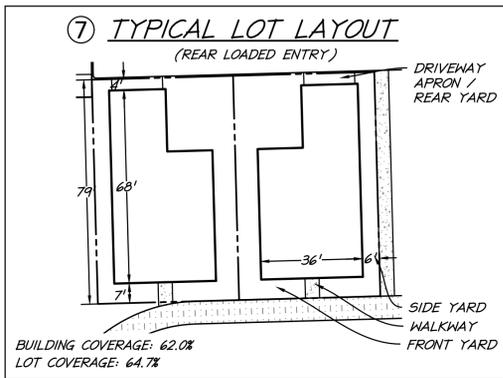
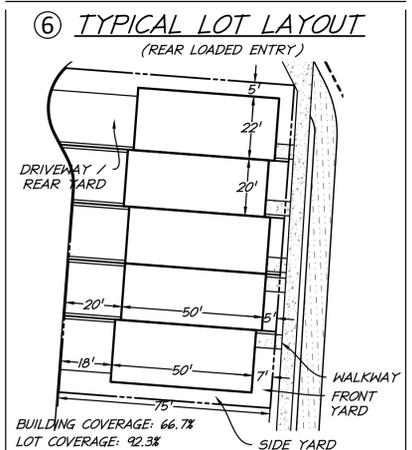
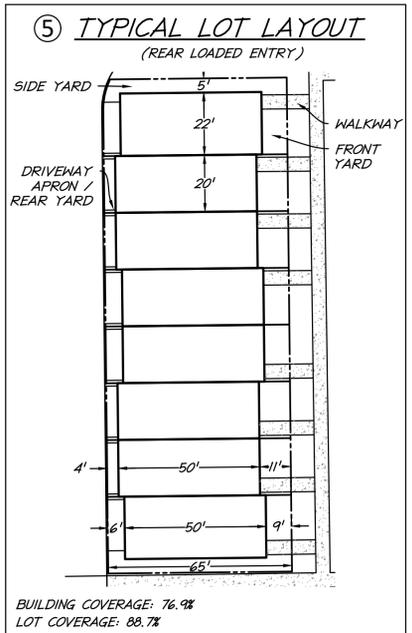
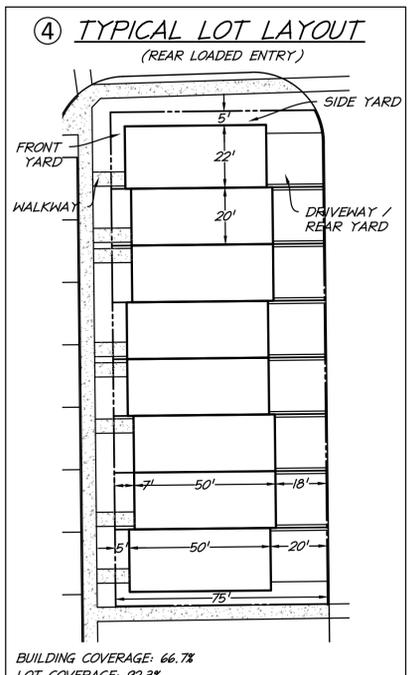
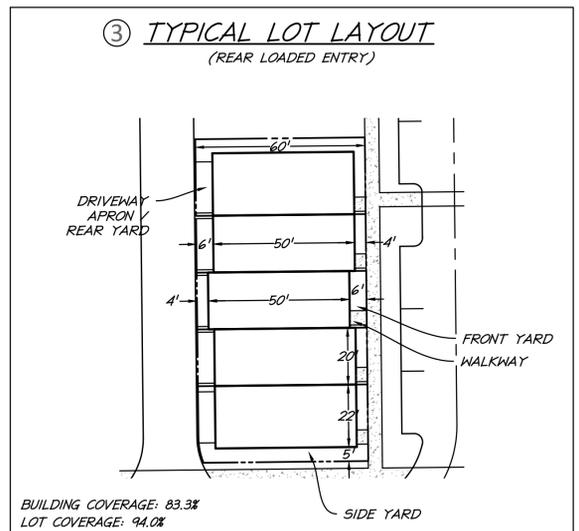
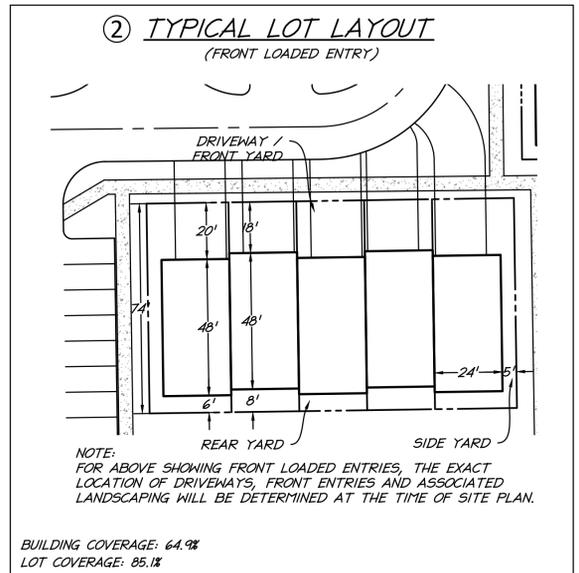
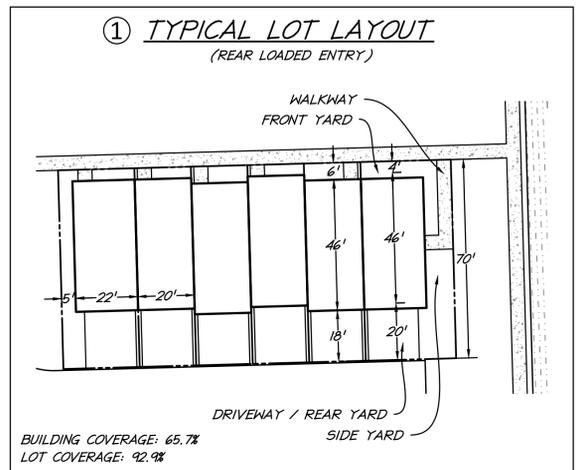
NOTES:
FOR MAXIMUM BUILDING COVERAGE AND MAXIMUM LOT COVERAGE PERCENTAGES, REFER TO THE TYPICAL LOT LAYOUTS ON THIS SHEET.

NONRESIDENTIAL	COMMERCIAL	COMMUNITY
LOT AREA, MINIMUM (SQ.FT)	N/A	N/A
REQUIRED YARDS (FT.)		
FRONT & SIDE (STREET)		
MAXIMUM	88'	155'
MINIMUM	20'	20'
SIDE (INTERIOR), MIN. ADJACENT TO A RESIDENTIAL DISTRICT	25'	25'
SIDE (INTERIOR), MIN. NOT ADJACENT TO A RESIDENTIAL DISTRICT	10'	10'
REAR, MIN. ADJACENT TO A RESIDENTIAL DISTRICT	25'	25'
REAR, MIN. NOT ADJACENT TO A RESIDENTIAL DISTRICT	0'	0'
BUILD-TO LINE, MANDATORY (%)	N/A	N/A
LOT WIDTH, MINIMUM (FT.)	N/A	N/A
BULK PLANE REQUIREMENTS (DEGREES)		
FRONT	N/A	N/A
SIDE (INTERIOR), ADJACENT TO A RESIDENTIAL DISTRICT	45	45
SIDE (INTERIOR), NOT ADJACENT TO A RESIDENTIAL DISTRICT	N/A	N/A
REAR, ADJACENT TO A RESIDENTIAL DISTRICT	45	45
REAR, NOT ADJACENT TO A RESIDENTIAL DISTRICT	N/A	N/A
HEIGHT, MAXIMUM (STORIES/FEET)	5 / 60'	5 / 60'
FLOOR AREA, MAXIMUM (SQ.FT)	N/A	N/A



TYPICAL LOT LAYOUT

(NUMBER CORRESPONDS TO THE UNIT TYPES NOTED ON THE PLAN)
BUILDING & LOT COVERAGE TABULATIONS ARE BASED ON THE MOST STRINGENT CONDITIONS FOUND WITHIN EACH TYPICAL LOT LAYOUT.



DATE	REVISION
2017-11-15	REVISED PER CITY COMMENTS
2018-02-05	REVISED PER CITY COMMENTS
2018-03-28	REVISED PER CITY COMMENTS
2018-05-22	REVISED PER CITY COMMENTS
2018-08-20	REVISED PER CITY COMMENTS

christopher consultants
9900 main street (suite 400) · fairfax, va 22031
phone 703.273.6820 · fax 703.273.6820



TYPICAL LOT LAYOUT

MASTER DEVELOPMENT PLAN
PAUL VI.
FAIRFAX CITY, VIRGINIA

PROJECT NO: 15010.002.00
SCALE: AS NOTED
DATE: 04-14-2017
DESIGN: JR, JM, LBD
DRAWN: JM, LBD
CHECKED:
SHEET No.

TYPICAL LOT DETAIL LANDSCAPING

(NUMBER CORRESPONDS TO THE UNIT TYPES NOTED ON THE PLAN)

DATE	REVISION
2017-11-15	REVISED PER CITY COMMENTS
2018-02-05	REVISED PER CITY COMMENTS
2018-03-28	REVISED PER CITY COMMENTS
2018-05-22	REVISED PER CITY COMMENTS
2018-08-20	REVISED PER CITY COMMENTS

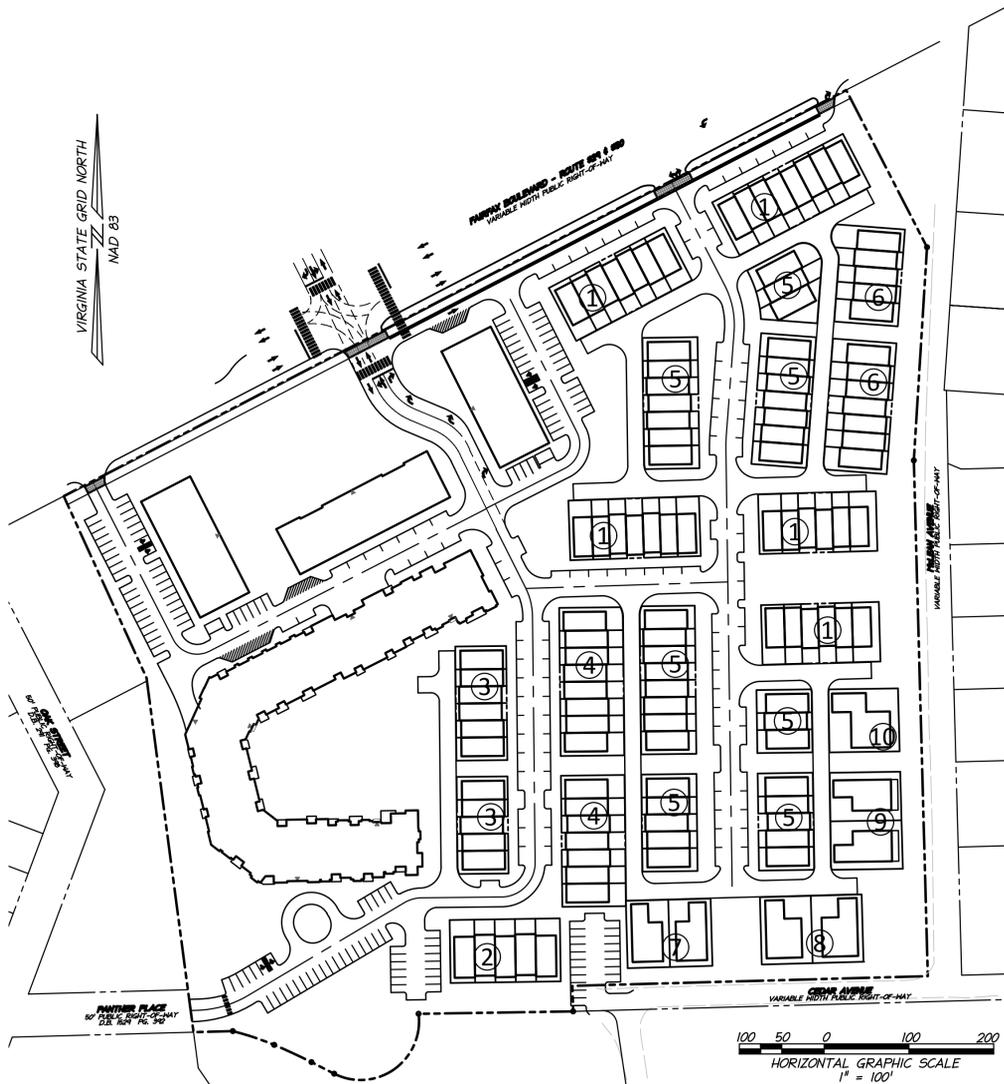
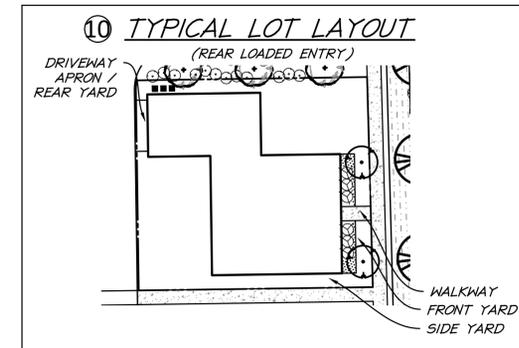
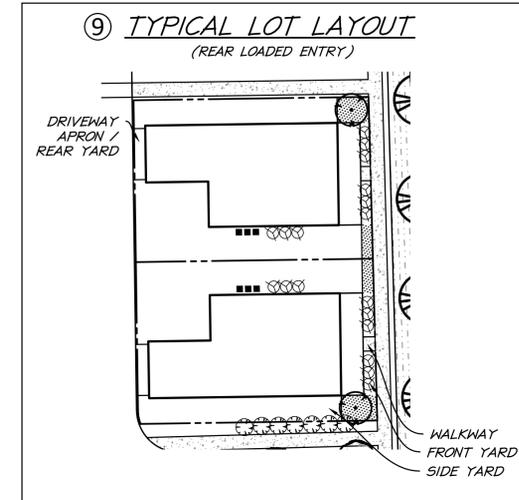
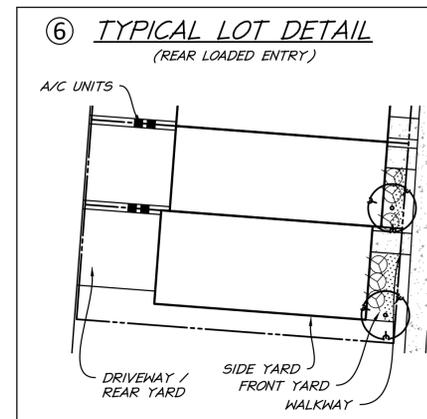
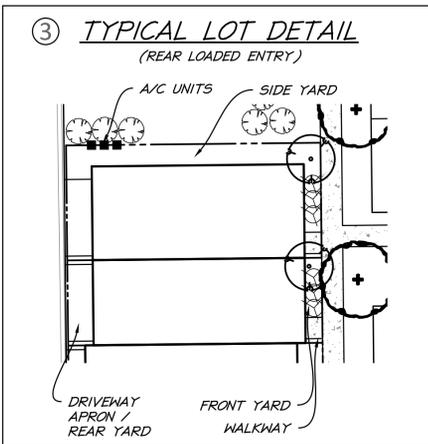
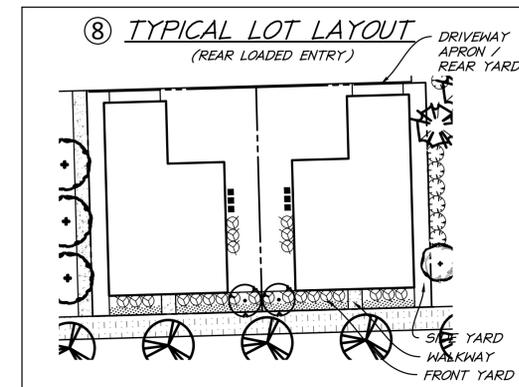
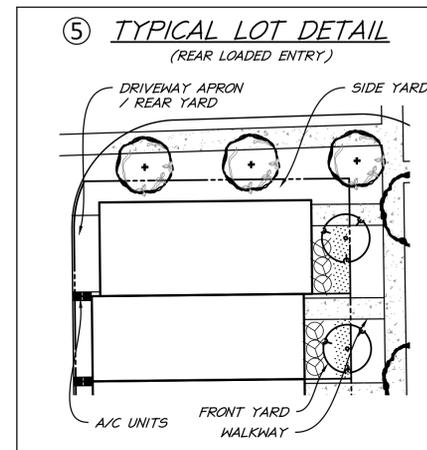
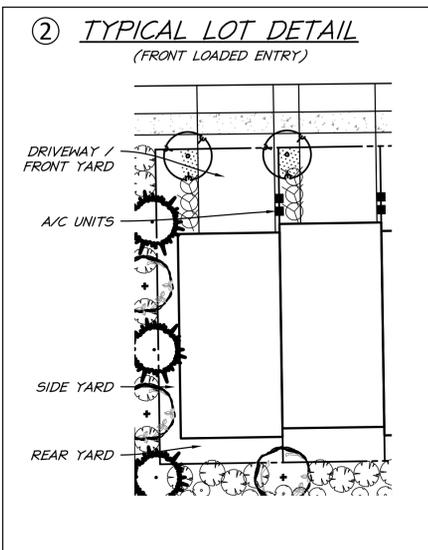
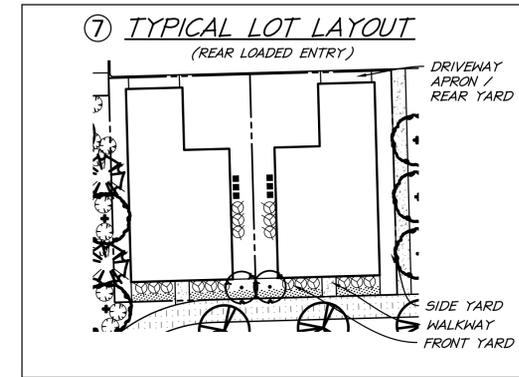
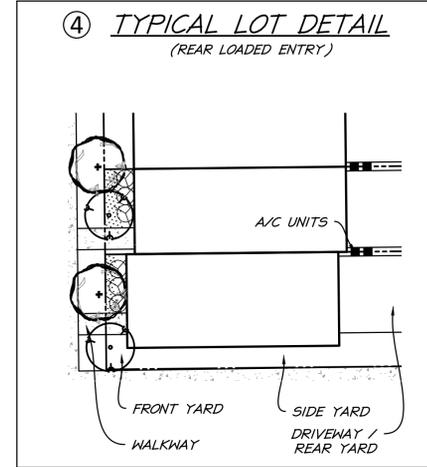
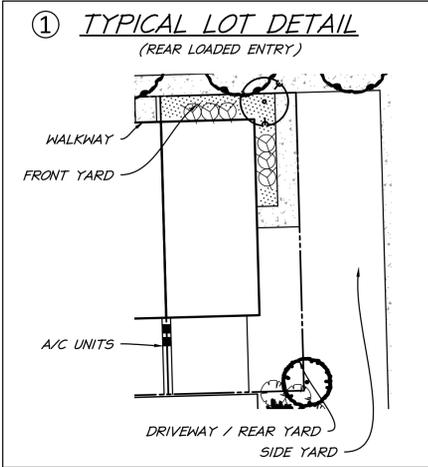
LANDSCAPING FOR TYPICAL LOTS

PROPOSED TREE SPECIES MAY INCLUDE BUT NOT BE LIMITED TO: CARPINUS CAROLINIANA (AMERICAN HORNBEECH), CERCIS CANADENSIS (EASTERN REDBUD), CORNUS FLORIDA 'APPALACHIAN SPRING' (FLOWERING DOGWOOD), AND MAGNOLIA VIRGINIANA (SWEETBAY MAGNOLIA).

PROPOSED SHRUB SPECIES MAY INCLUDE BUT NOT BE LIMITED TO: CEANOTHUS AMERICANUS (NEW JERSEY TEA), CLETHRA ALNIFOLIA (SWEET PEPPERBUSH), FOTHERGILLA GARDENII (DWARF FOTHERGILLA), ILEX GLABRA (INKBERRY), AND ITEA VIRGINICA 'SPRICH' (LITTLE HENRY VIRGINIA SWEETSPIRE).

PROPOSED HERBACEOUS SPECIES MAY INCLUDE BUT NOT BE LIMITED TO: AMSONIA 'BLUE ICE' (DWARF BLUESTAR), ANDROPOGON VIRGINICUS (BROOMSEDGE BLUESTEM), CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' (FEATHER REED GRASS), CHELONE GLABRA (WHITE TURTLEHEAD), MONARDA DIDYMA (SCARLET BEEBALM), AND PHLOX DIVARICATA (WILD BLUE PHLOX).

THESE SPECIES AND THEIR LOCATIONS ARE SUBJECT TO CHANGE BASED ON AVAILABILITY AT THE TIME OF THE SITE PLAN PROCESS AND FINAL ENGINEERING. HOWEVER, FOR EACH LOT TYPE, THE MINIMUM NUMBER OF PLANTS SHOWN ON THIS SHEET WILL BE PROVIDED. THE WALKWAYS MAY ALSO BE REVISED ON EACH LOT AT TIME OF SITE PLAN.



LEGEND

- : ORNAMENTAL TREE CATEGORY II (100 SF)
- : SHRUB
- : HERBACEOUS PLANTS
- : AC UNITS

THIS SHEET IS FOR LANDSCAPE PURPOSES ONLY!

christopher consultants
 9900 main street (suite 400) · Fairfax, VA 22031
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COMMONWEALTH OF VIRGINIA
 JOHN C. LEVITOV
 Lic. No. 33635
 8/24/18
 PROFESSIONAL ENGINEER

TYPICAL LOT DETAIL
 LANDSCAPING

MASTER DEVELOPMENT PLAN
 PAUL VI.
 FAIRFAX CITY, VIRGINIA

PROJECT NO: 15010.002.00
 SCALE: AS NOTED
 DATE: 04-14-2017
 DESIGN: LBD
 DRAWN: LBD
 CHECKED:
 SHEET No.

DATE	REVISION
2017-11-15	REVISED PER CITY COMMENTS
2018-02-05	REVISED PER CITY COMMENTS
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VERTICAL CROSS SECTIONS

MASTER DEVELOPMENT PLAN
PAUL VI.
 FAIRFAX CITY, VIRGINIA

PROJECT NO: 15010.002.00

SCALE: AS NOTED

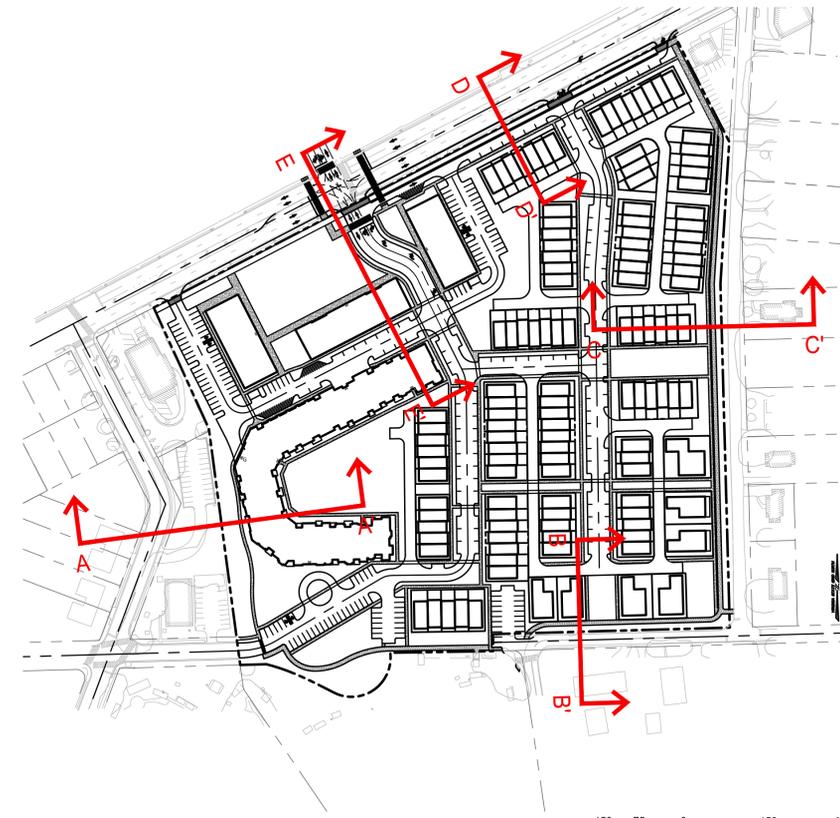
DATE: 04-14-2017

DESIGN: LBD
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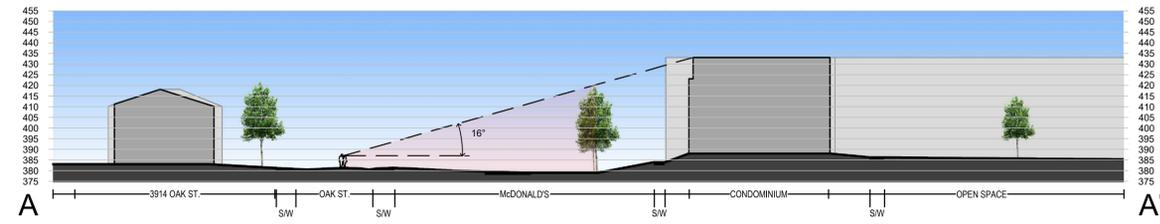
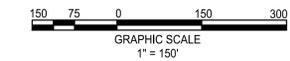
SHEET No.

12 of 12

DWG-107021



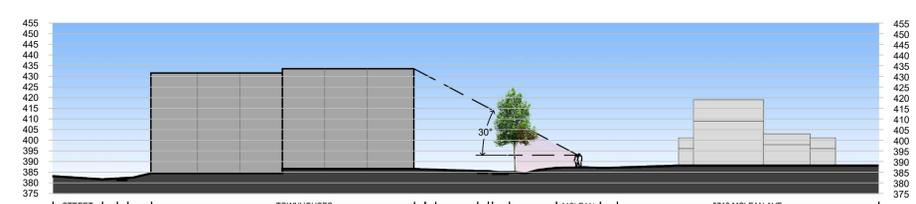
KEY MAP



PROPOSED CROSS SECTION A - A'



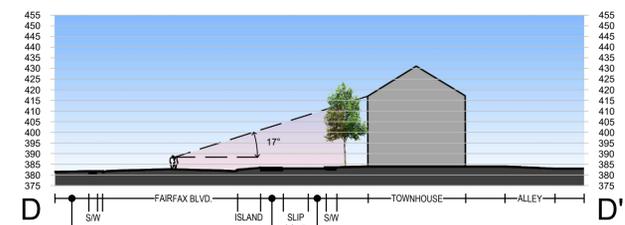
PROPOSED CROSS SECTION B - B'



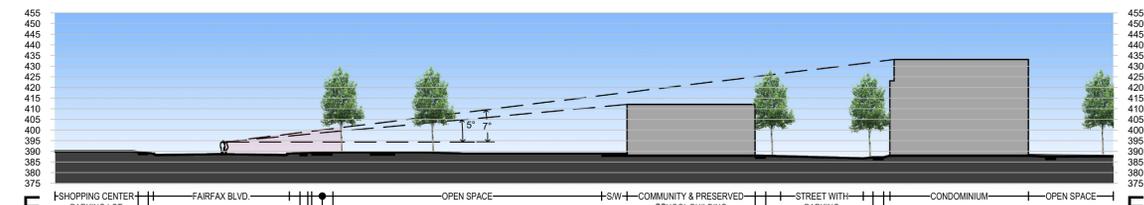
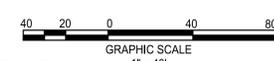
PROPOSED CROSS SECTION C - C'



- NOTES:
 1. THIS SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY AND NOT FOR CONSTRUCTION.
 2. THE FOLLOWING DENOTES VIEWSHED FROM PEDESTRIAN VANTAGE POINT (STANDING ON ROAD CENTERLINE):



PROPOSED CROSS SECTION D - D'



PROPOSED CROSS SECTION E - E'



A VILLAGE GREEN



B TUSSICA PARK



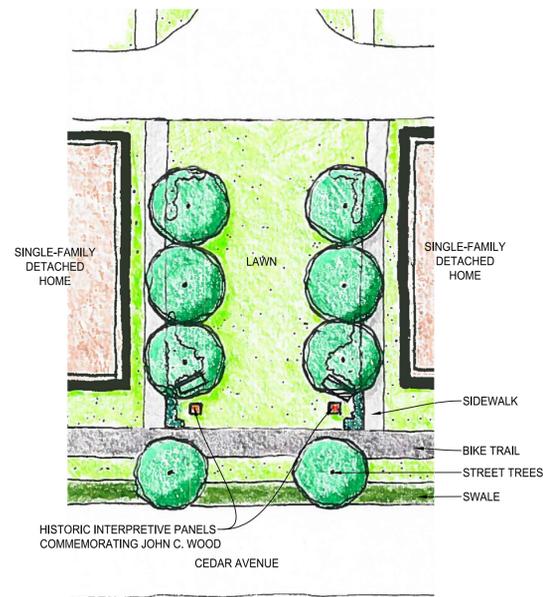
KEY MAP

LETTERS CORRESPOND TO ILLUSTRATIVE CONCEPTS SHOWN ON SHEETS S1 & S2

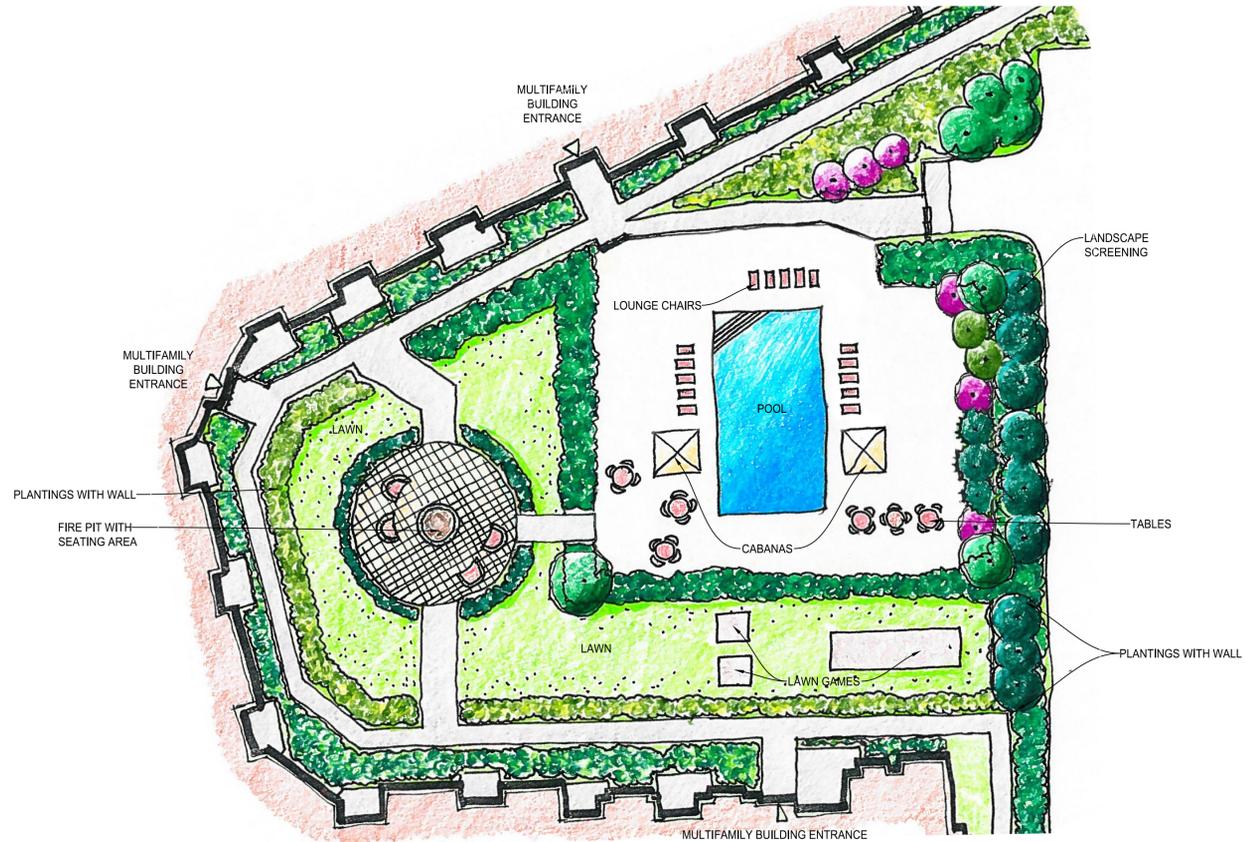
NOTE: THESE OPEN SPACE CONCEPTS ARE FOR ILLUSTRATIVE PURPOSES ONLY AT THIS POINT IN THE DESIGN PROCESS. FINAL DESIGN WILL BE DETERMINED AT TIME OF SITE PLAN. DRAWINGS NOT TO SCALE.

ILLUSTRATIVE CONCEPTS FOR OPEN SPACE AREAS
PAUL VI
CITY OF FAIRFAX, VIRGINIA

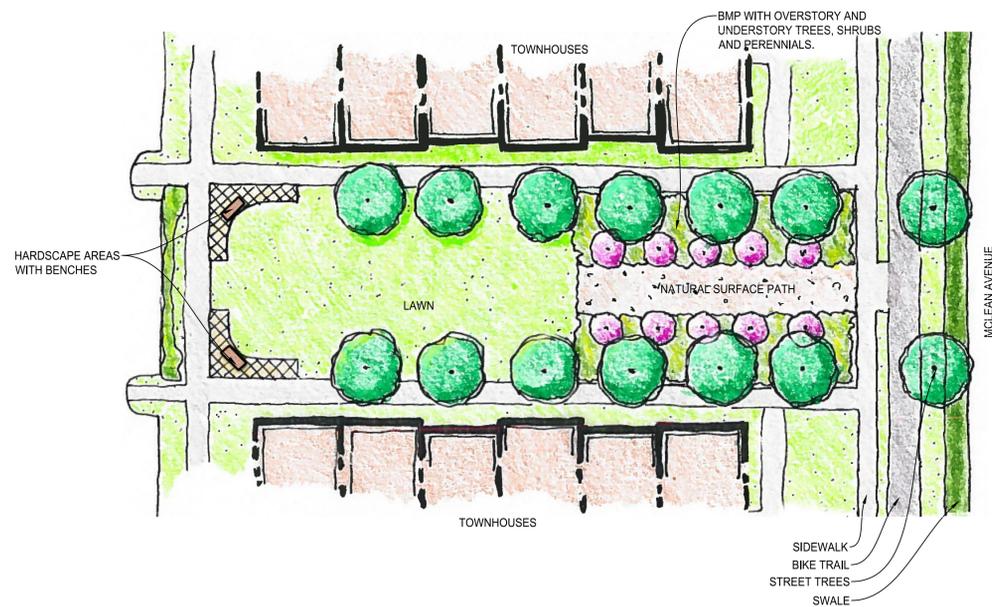
C LEADERSHIP PARK



E CONDOMINIUM COURTYARD



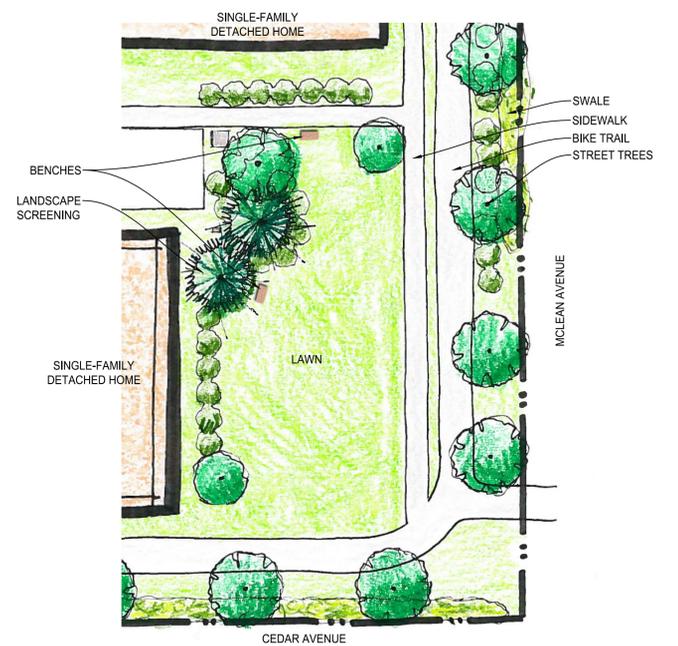
D TOWNHOUSE GREEN & HERITAGE BIKE TRAIL



F CENTRAL POCKET PARKS



G CEDAR PARK



NOTE: THESE OPEN SPACE CONCEPTS ARE FOR ILLUSTRATIVE PURPOSES ONLY AT THIS POINT IN THE DESIGN PROCESS. FINAL DESIGN WILL BE DETERMINED AT TIME OF SITE PLAN. DRAWINGS NOT TO SCALE.

ILLUSTRATIVE CONCEPTS FOR OPEN SPACE AREAS
PAUL VI
CITY OF FAIRFAX, VIRGINIA

CEDAR & McLEAN SINGLE-FAMILY PLAN



ILLUSTRATIVE PLAN



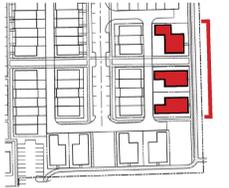
CEDAR & McLEAN SINGLE-FAMILY PLAN



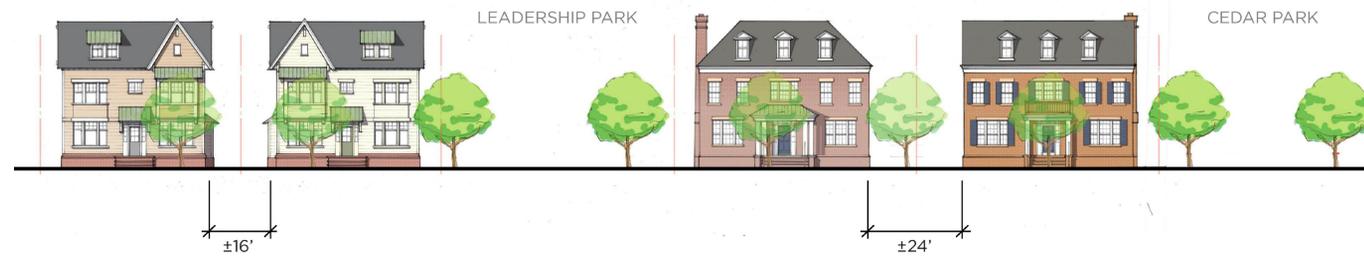
FRONT ELEVATION - MCLEAN AVENUE

ELEVATIONS

NOT TO SCALE



CEDAR & McLEAN SINGLE-FAMILY PLAN



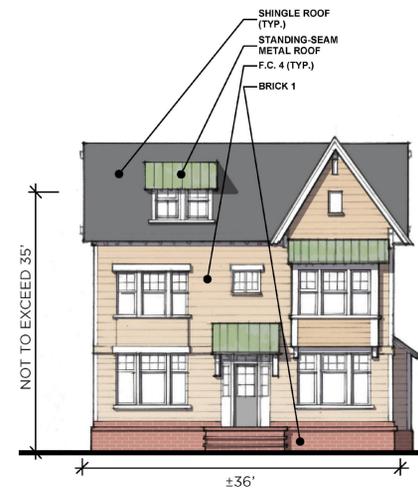
FRONT ELEVATION - CEDAR AVENUE

ELEVATIONS

NOT TO SCALE



CEDAR & McLEAN SINGLE-FAMILY PLAN



1 FRONT ELEVATION - CEDAR AVENUE

ELEVATIONS

TYPE: CRAFTSMAN

MATERIALS:
BRICK 1 - GLEN-GERY BLUSH MIST OR SIMILAR
FIBER-CEMENT 4 - HARDIE COBBLESTONE OR SIMILAR
WINDOWS BY VYTEX OR SIMILAR
GRAY ASPHALT SHINGLE ROOFING BY CERTAINTED OR SIMILAR
STANDING SEAM METAL ROOF
PAC-CLAD ARCADIA GREEN OR SIMILAR

NOTE: FACADE DESIGN WILL CONTINUE AROUND SIDES AND BACK OF HOUSE WITH SIMILAR MATERIALS



2 FRONT ELEVATION - CEDAR AVENUE

TYPE: CRAFTSMAN

MATERIALS:
BRICK 1 - GLEN-GERY BLUSH MIST OR SIMILAR
FIBER-CEMENT 3 - HARDIE SAIL CLOTH OR SIMILAR
WINDOWS BY VYTEX OR SIMILAR
GRAY ASPHALT SHINGLE ROOFING BY CERTAINTED OR SIMILAR
STANDING SEAM METAL ROOF
PAC-CLAD ARCADIA GREEN OR SIMILAR

NOTE: FACADE DESIGN WILL CONTINUE AROUND SIDES AND BACK OF HOUSE WITH SIMILAR MATERIALS



NOTE: THESE ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY AT THIS POINT IN THE DESIGN PROCESS. FINAL DESIGN WILL BE DETERMINED AT TIME OF SITE PLAN. DRAWINGS NOT TO SCALE.

ILLUSTRATIVE CONCEPTS FOR SINGLE-FAMILY DETACHED HOMES

PAUL VI

CITY OF FAIRFAX, VIRGINIA

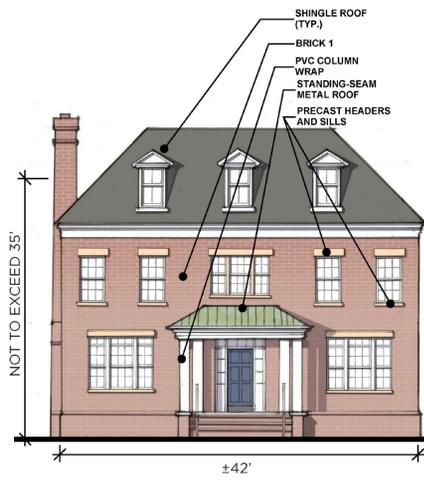
streetsense.

HEFFNER
ARCHITECTS PC

AUGUST 20, 2018
PROJECT # 15010.002.00
DRAWING # 107021

SHEET
S3

CEDAR & McLEAN SINGLE-FAMILY PLAN

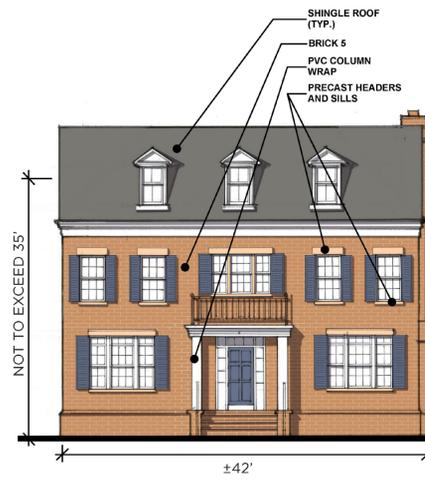


TYPE: BRICK

MATERIALS:
 BRICK 1 - GLEN-GERY BLUSH MIST OR SIMILAR
 WINDOWS BY VYTEX OR SIMILAR
 GRAY ASPHALT SHINGLE ROOFING BY CERTAINTED OR SIMILAR
 STANDING SEAM METAL ROOF
 PAC-CLAD ARCADIA GREEN OR SIMILAR
 PRECAST HEADERS AND SILLS
 PVC COLUMN WRAP

NOTE: FACADE DESIGN WILL CONTINUE AROUND SIDES AND BACK OF HOUSE WITH SIMILAR MATERIALS

3 FRONT ELEVATION - CEDAR AVENUE

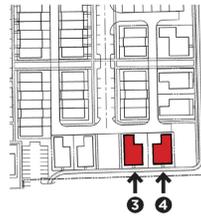


TYPE: BRICK

MATERIALS:
 BRICK 5 - REDLAND CAMDEN BLEND OR SIMILAR
 WINDOWS BY VYTEX OR SIMILAR
 GRAY ASPHALT SHINGLE ROOFING BY CERTAINTED OR SIMILAR
 PRECAST HEADERS AND SILLS
 PVC COLUMN WRAP

NOTE: FACADE DESIGN WILL CONTINUE AROUND SIDES AND BACK OF HOUSE WITH SIMILAR MATERIALS

4 FRONT ELEVATION - CEDAR AVENUE



CEDAR & McLEAN SINGLE-FAMILY PLAN

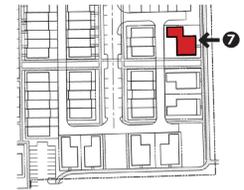


TYPE: BRICK SIDE GARAGE

MATERIALS:
 BRICK 1 - GLEN-GERY BLUSH MIST OR SIMILAR
 WINDOWS BY VYTEX OR SIMILAR
 GRAY ASPHALT SHINGLE ROOFING BY CERTAINTED OR SIMILAR
 STANDING SEAM METAL ROOF
 PAC-CLAD ARCADIA GREEN OR SIMILAR
 PVC COLUMN WRAP

NOTE: FACADE DESIGN WILL CONTINUE AROUND SIDES AND BACK OF HOUSE WITH SIMILAR MATERIALS

7 FRONT ELEVATION - McLEAN AVENUE



ELEVATIONS



ELEVATIONS



CEDAR & McLEAN SINGLE-FAMILY PLAN

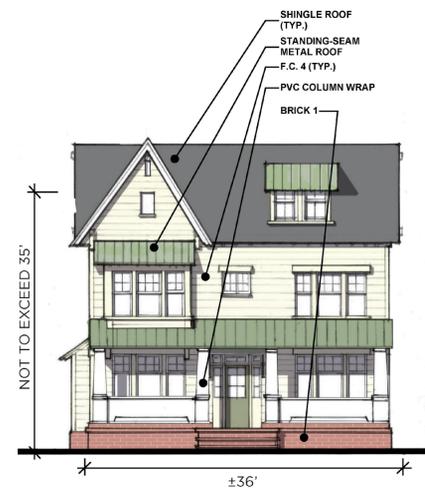


TYPE: CRAFTSMAN PORCH

MATERIALS:
 BRICK 1 - GLEN-GERY BLUSH MIST OR SIMILAR
 FIBER-CEMENT 4 - HARDIE COBBLESTONE OR SIMILAR
 WINDOWS BY VYTEX OR SIMILAR
 GRAY ASPHALT SHINGLE ROOFING BY CERTAINTED OR SIMILAR
 STANDING SEAM METAL ROOF
 PAC-CLAD ARCADIA GREEN OR SIMILAR
 PVC COLUMN WRAP

NOTE: FACADE DESIGN WILL CONTINUE AROUND SIDES AND BACK OF HOUSE WITH SIMILAR MATERIALS

5 FRONT ELEVATION - McLEAN AVENUE

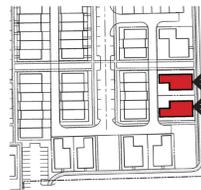


TYPE: CRAFTSMAN PORCH

MATERIALS:
 BRICK 1 - GLEN-GERY BLUSH MIST OR SIMILAR
 FIBER-CEMENT 3 - HARDIE SAIL CLOTH OR SIMILAR
 WINDOWS BY VYTEX OR SIMILAR
 GRAY ASPHALT SHINGLE ROOFING BY CERTAINTED OR SIMILAR
 STANDING SEAM METAL ROOF
 PAC-CLAD ARCADIA GREEN OR SIMILAR
 PVC COLUMN WRAP

NOTE: FACADE DESIGN WILL CONTINUE AROUND SIDES AND BACK OF HOUSE WITH SIMILAR MATERIALS

6 FRONT ELEVATION - McLEAN AVENUE



ELEVATIONS



NOTE: THESE ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY AT THIS POINT IN THE DESIGN PROCESS. FINAL DESIGN WILL BE DETERMINED AT TIME OF SITE PLAN. DRAWINGS NOT TO SCALE.

ILLUSTRATIVE CONCEPTS FOR SINGLE-FAMILY DETACHED HOMES

PAUL VI

CITY OF FAIRFAX, VIRGINIA



AUGUST 20, 2018
 PROJECT # 15010.002.00
 DRAWING # 107021

SHEET
S4

WELLS + ASSOCIATES**MEMORANDUM**

1420 Spring Hill Road,
Suite 610,
Tysons, VA 22102
703-917-6620
WellsandAssociates.com

TO: Enrico C. Cecchi, IDI Group Companies
Patrick Rhodes, IDI Group Companies

FROM: John J. Andrus
Christopher Turnbull

COPY: David Houston, Blank Rome LLP

RE: Paul VI – Shared Parking Analysis
All Proposed Land Uses

DATE: May 11, 2018
Rev. May 16, 2018
Rev. May 22, 2018
Rev. August 17, 2018

INTRODUCTION

This memorandum presents the results of a shared parking analysis for the redevelopment of the Paul VI Catholic High School (Paul VI) in the City of Fairfax, Virginia.

IDI Group Companies proposes to develop the site with 144 residential condominium units, 115 townhomes, 7 single-family homes, and a mix of retail, restaurant, and community/office uses totaling 44,000 square feet. Of the 144 residential condominiums, 59 will be 1-bedroom units and 85 will be 2-bedroom units. Fifteen of the town homes are proposed to be live/work units each providing approximately 300 SF of live/work commercial space (a total of 4,500 SF). Additionally, IDI Group Companies is providing 60 at-grade parking spaces for Pat Rodio Park.

Two alternative land use scenarios for the retail, restaurant, and community/office uses are examined. Those scenarios are as follows:

Scenario A	-	12,000 SF Retail space
	-	8,000 SF Restaurant space
	-	<u>24,000 SF Community/Office space</u>
		44,000 SF Total
Scenario B	-	12,000 SF Retail space
	-	20,000 SF Restaurant space
	-	<u>12,000 SF Community/Office space</u>
		44,000 SF Total

WELLS + ASSOCIATES

MEMORANDUM

The shared parking analyses are based on data published by the Urban Land Institute (ULI), the Institute of Transportation Engineers (ITE), The City of Fairfax, and the Paul VI Master Development Plan prepared by christopher consultants. The shared parking analysis prepared reviews peak weekday/weekend parking demands, considering seasonal, monthly, daily, and hourly variations in parking demands for each of the planned land uses.

CITY OF FAIRFAX ZONING ORDINANCE REQUIREMENTS

The City of Fairfax Zoning Ordinance establishes parking requirements for various land uses by providing parking rates per unit of land use (i.e., per residential dwelling unit, per 1,000 GSF of retail uses, etc.).

The parking requirements for each use are:

- *Retail General - One space for every 200 square feet of floor area (5 spaces/1,000 sf)*
- *Restaurant - One space for every 200 square feet of floor area (5 spaces/1,000 sf)*
- *Community Services/Office General - One space for every 300 square feet of floor area (3.3 spaces/1,000 sf)*
- *Town and Single-Family Housing – Two spaces per dwelling unit*
- *Multi-family Residential – 1.5 spaces per 1-bedroom unit and 2.0 spaces per 2-bedroom unit. Based on the proposed unit mix, the overall parking requirement for the multi-family residential is 1.80 spaces per dwelling unit.*
- *Live/Work Commercial Space - One space for every 300 square feet of floor area (3.3 spaces/1,000 sf)*
- *Pat Rodio Park – Contribution of 60 spaces for park use (not a requirement of the project).*

As reflected on Tables 1A and 1B, the Zoning Ordinance parking requirements for Scenario A land uses would require 758 parking spaces and Scenario B land uses would require 778 parking spaces (including the contribution of 60 spaces for Rodio Park).

PROPOSED PARKING SUPPLY

A total of 886 parking spaces are proposed for the Paul VI redevelopment. These spaces include:

Town and Single-Family Home Parking	-	349 spaces
Garage Under Multi-Family Building	-	259 spaces
Surface Spaces in Lots or On-Street	-	248 spaces
Live/Work Commercial Parking	-	<u>30 spaces</u>
TOTAL	-	886 spaces

WELLS + ASSOCIATES

MEMORANDUM

Many of the spaces are more than code requires and will be available for the sole use of the Town Homes and not available to accommodate shared parking demands. Specifically, 105 Town Home spaces and 15 Live/Work Commercial spaces are more than the number required by code. Thus, a total of 766 parking spaces will be available to accommodate the shared parking demand.

SHARED PARKING CONCEPT

The Urban Land Institute (ULI) publication Shared Parking, 2nd edition has established a model and methodology for determining parking demands for various types and mixes of developments. This methodology is especially useful in cases such as the Paul VI redevelopment, where a single parking space may be used for residential, retail, office, and/or restaurant uses. Because each land use within the development may experience a peak parking demand at different times of day, or different months of the year relative to the other land uses on-site, the actual peak parking demand of the development is typically less than if the peak parking demand of each land use was considered separately. For example, office uses tend to experience peak parking demand during late morning and early afternoon hours while restaurant uses tend to experience peak parking demand during evening hours, while retail uses experience peak demand just after the noon hour, and residential uses experience peak parking demand in late evening through early morning hours. It should be noted that the restaurant use space is shown as with retail use space to provide a conservative shared parking analysis.

Based on the monthly and weekday/weekend adjustment calculations, the shared parking model establishes a peak demand hour and month during which project land uses parking requirements would be at their highest.

In addition to the hourly, monthly, and weekday/weekend adjustment factors, the ULI model also considers parking rate modifications for alternate modes of transportation and captive market considerations, also known as internal capture. To further present a conservative analysis of parking demands, no reduction for alternate modes of transportation and/or internal capture considerations were assumed.

ULI SHARED PARKING ANALYSIS

Shared parking analyses for land use Scenario A and Scenario B were conducted based on parking ratios identified in the City of Fairfax Zoning Ordinance and ULI hourly, monthly and weekday/weekend adjustment factors to the parking demands of each of the individual land uses. Refer to Tables 2A and 2B.

MEMORANDUM

The results of the analyses indicate a peak weekday parking demand of 724 vehicles and a peak weekend parking demand of 671 vehicles for land use Scenario A. Similarly, the analyses indicate a weekday parking demand of 741 vehicles and a peak weekend parking demand of 736 vehicles for land use Scenario B. Because the town house parking and the live/work commercial spaces are only available to each property, the spaces were not considered available for shared parking. In addition, 60 Pat Rodio Park spaces were also allocated outside the shared model. However, these spaces are anticipated to be used for short term use by the project. The shared parking analysis also does not include sharing for commercial uses (i.e. retail and restaurant), per the City's Zoning Ordinance.

Tables 3A and 3B show the base parking ratio for each land use and the peak month weekday and weekend parking demand for each land use scenario. As shown in Tables 1A and 1B, a total of 766 parking spaces will be available to accommodate the shared parking demand, thus, a surplus of approximately 42 spaces are available with Scenario A land uses, and a surplus of approximately 25 spaces are available with Scenario B land uses.

Figures 1A and 2A show the peak month weekday and weekend parking accumulation by hour between 6 AM and 12 Midnight for Scenario A land uses. Figures 1B and 2B show the peak month weekday and weekend parking accumulation by hour between 6 AM and 12 Midnight for Scenario B land uses.

The weekday and weekend parking demands noted above are for late December, the peak month of the year. Lower parking demands are forecasted during all other months of the year. Specifically, the maximum parking demand during the 2nd highest month is forecasted to be 695 vehicles for land use Scenario A and 710 vehicles for land use Scenario B, providing an additional 13 and 27 spaces for land use Scenarios A & B, respectively as shown on Tables 4A and 4B.

CONCLUSIONS

Based on the documentation provided herein, the following can be concluded:

1. The City of Fairfax Zoning Ordinance parking requirements would require 758 to 778 parking spaces to accommodate land use scenarios considered in this analysis with the addition of 60 parking spaces for Pat Rodio Park.
2. Considering hourly, monthly and weekday/weekend adjustment factors, a maximum weekday parking demand of 724 vehicles and weekend parking demand of 671 vehicles are anticipated for land use Scenario A.
3. Considering hourly, monthly and weekday/weekend adjustment factors, a maximum weekday parking demand of 741 vehicles and weekend parking demand of 736 vehicles are anticipated for land use Scenario B.
4. The maximum parking accumulations discussed above relate to peak month conditions. Lower parking demands are anticipated during all other months of the year. Specifically, the maximum weekday parking demand during other months will range from 695 vehicles for land use Scenario A to 710 vehicles for land use Scenario B.
5. This analysis shows that a surplus of approximately 42 and 25 spaces will be available with Scenario A and Scenario B land uses, respectively.

Attachments:

Paul VI Shared Parking Analysis – Land Use Scenario A

- *Tables 1A – 4A*
- *Figures 1A & 2A*

Paul VI Shared Parking Analysis – Land Use Scenario B

- *Tables 1B – 4B*
- *Figures 1B & 2B*

PAUL VI SHARED PARKING ANALYSIS

LAND USE SCENARIO A

12,000 SF Retail
8,000 SF Restaurant
24,000 SF Community/Office
164 Multi Family Units
115 Townhouses
7 Single-Family Houses
4,500 SF Live/Work Commercial

Table IA
Shared Parking Analysis Summary
Paul VI - All Uses ⁽¹⁾

<u>Land Use</u>	<u>Amount</u>	<u>Units</u>	<u>Parking Spaces</u>
<u>Demand (No Shared Parking)</u>			
Retail	12,000	SF	60
Restaurant (Fine/Casual Dining)	8,000	SF	40
Community Use/Office	24,000	SF	80
Multi Family Residential	144	DU	259
Town/Single Family	122	DU	244
Live/Work Commercial	4,500	SF	15
Other - Rodio Park Contribution	-	-	<u>60</u>
Total			758
<u>Shared Parking Demand (Peak Month Dec; Peak Time 2 PM)</u>			
		<u>Weekday</u>	<u>Weekend</u>
Retail ⁽³⁾		60	60
Restaurant (Fine/Casual Dining) ⁽³⁾		40	40
Community Use/Office		68	0
Multi Family Residential		237	252
Town/Single Family		244	244
Live/Work Commercial		15	15
Other - Rodio Park Contribution		<u>60</u>	<u>60</u>
Total Shared Spaces		724	671
Savings Due to Sharing		(34)	(87)
Percent Saved		-4%	-11%
Overall Parking Supply			886
Additional (Extra) Spaces - Towns ⁽²⁾			(105)
Additional (Extra) Spaces - Live/Work ⁽²⁾			(15)
Shared Parking Supply			<u>766</u>
Extra Spaces (Supply - Demand)		42	95

Notes:

- (1) City of Fairfax Base Rates Used Without Mode Split or On-Site Synergy Adjustments.
- (2) Spaces Only Used by Town Homes-Live/Work Units and Therefore Removed from Supply.
- (3) Shown without sharing per Zoning Ordinance.

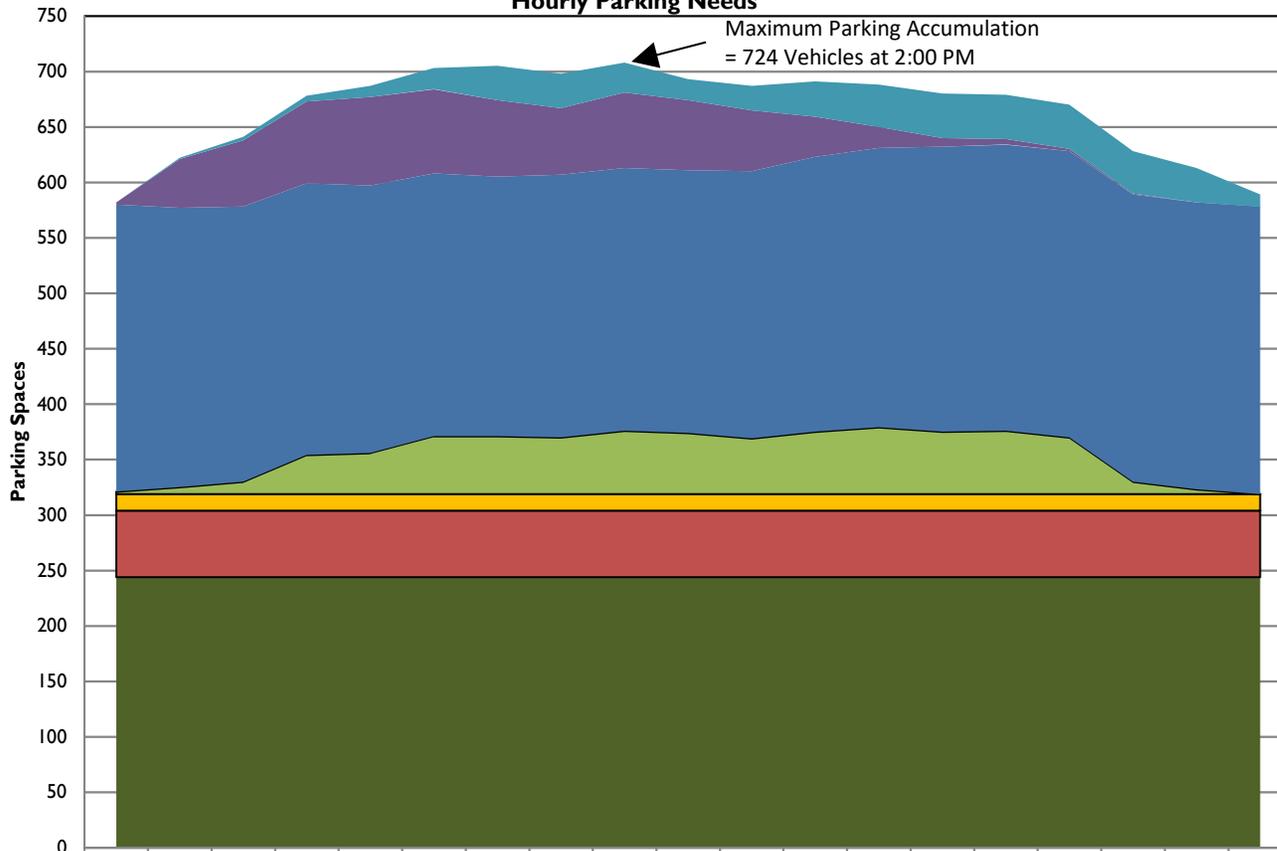
Table 2A
Parking Required Without Sharing
Paul VI - All Uses

Land Use	Quantity	Demand		Mode Adjustment				Noncaptive Ratio			
		Weekday	Weekend	Weekday		Weekend		Weekday		Weekend	
				Daytime	Evening	Daytime	Evening	Daytime	Evening	Daytime	Evening
Retail	12,000 sf GLA	52	50	100%	100%	100%	100%	100%	100%	100%	100%
Employee		8	10	100%	100%	100%	100%	100%	100%	100%	100%
Fine/Casual Dining Restaurant	8,000 sf GLA	34	34	100%	100%	100%	100%	100%	100%	100%	100%
Employee		6	6	100%	100%	100%	100%	100%	100%	100%	100%
Residential, Multifamily, Shared Spaces	144 units	72	72	100%	100%	100%	100%	100%	100%	100%	100%
Reserved	1.3 sp/unit	187	187	100%	100%	100%	100%	100%	100%	100%	100%
Town Homes/Single Family	122 units	0	0	100%	100%	100%	100%	100%	100%	100%	100%
Reserved	2 sp/unit	244	244	100%	100%	100%	100%	100%	100%	100%	100%
Community Use/Office	24,000 sf GLA	5	1	100%	100%	100%	100%	100%	100%	100%	100%
Employee		75	8	100%	100%	100%	100%	100%	100%	100%	100%
Rodio Park Spaces		60	60								
Live/Work Commercial Spaces		15	15								
Subtotal Customer/Guest Spaces		151	145								
Subtotal Employee/Resident Spaces		176	111								
Subtotal Reserved Spaces		431	431								
Total Parking Spaces		758	687								

Table 3A
Parking Required With Sharing
Paul VI - All Uses

Land Use	Proj Data Unit		Weekday					Weekend					Weekday			Weekend		
			Non-					Non-					Peak	Peak	Est.	Peak	Peak	Est.
			Base	Mode	Captive	Proj	Unit	Base	Mode	Captive	Proj	Unit	Hr Adj	Mo Adj	Parking	Hr Adj	Mo Adj	Parking
			Rate	Adj	Ratio	Rate		Rate	Adj	Ratio	Rate		Rate	Rate	Rate	Rate	Rate	Rate
Retail	12,000	sf GLA	4.30	1.00	1.00	4.30	/ksf	4.20	1.00	1.00	4.20	/ksf	0.94	1.00	49	0.72	1.00	36
Employee			0.70	1.00	1.00	0.70	/ksf	0.80	1.00	1.00	0.80	/ksf	1.00	1.00	8	0.85	1.00	9
Fine/Casual Dining Restaurant	8,000	sf GLA	4.30	1.00	1.00	4.30	/ksf	4.20	1.00	1.00	4.20	/ksf	0.65	1.00	22	0.90	1.00	31
Employee			0.70	1.00	1.00	0.70	/ksf	0.80	1.00	1.00	0.80	/ksf	0.90	1.00	5	1.00	1.00	6
Residential, Multifamily, Shared Spaces	144	units	0.50	1.00	1.00	0.50	/unit	0.50	1.00	1.00	0.50	/unit	0.70	1.00	50	0.90	1.00	65
Reserved	1.30	sp/unit	1.30	1.00	1.00	1.30	/unit	1.30	1.00	1.00	1.00	/unit	1.00	1.00	187	1.00	1.00	187
Town Homes/Single Family	122	units	0.00	1.00	1.00	0.00	/unit	0.00	1.00	1.00	0.00	/unit	0.70	1.00	0	0.90	1.00	0
Reserved	2	sp/unit	2.00	1.00	1.00	2.00	/unit	2.00	1.00	1.00	2.00	/unit	1.00	1.00	244	1.00	1.00	244
Community Use/Office	24,000	sf GLA	0.20	1.00	1.00	0.20	/ksf	0.03	1.00	1.00	0.03	/ksf	1.00	1.00	5	0.05	1.00	0
Employee			3.13	1.00	1.00	3.13	/ksf	0.35	1.00	1.00	0.35	/ksf	0.84	1.00	63	0.05	1.00	0
Rodio Park Spaces															60			60
Live/Work Commercial Spaces															15			15
													Customer/Guest	136	Customer	127		
													Employee/Resident	141	Employee	95		
													Rsrvd Resident	431	Rsrvd Resident	431		
													Total	708	Total	653		
													Retail - Rest Adj.	16		18		
													Rev. Total	724		671		

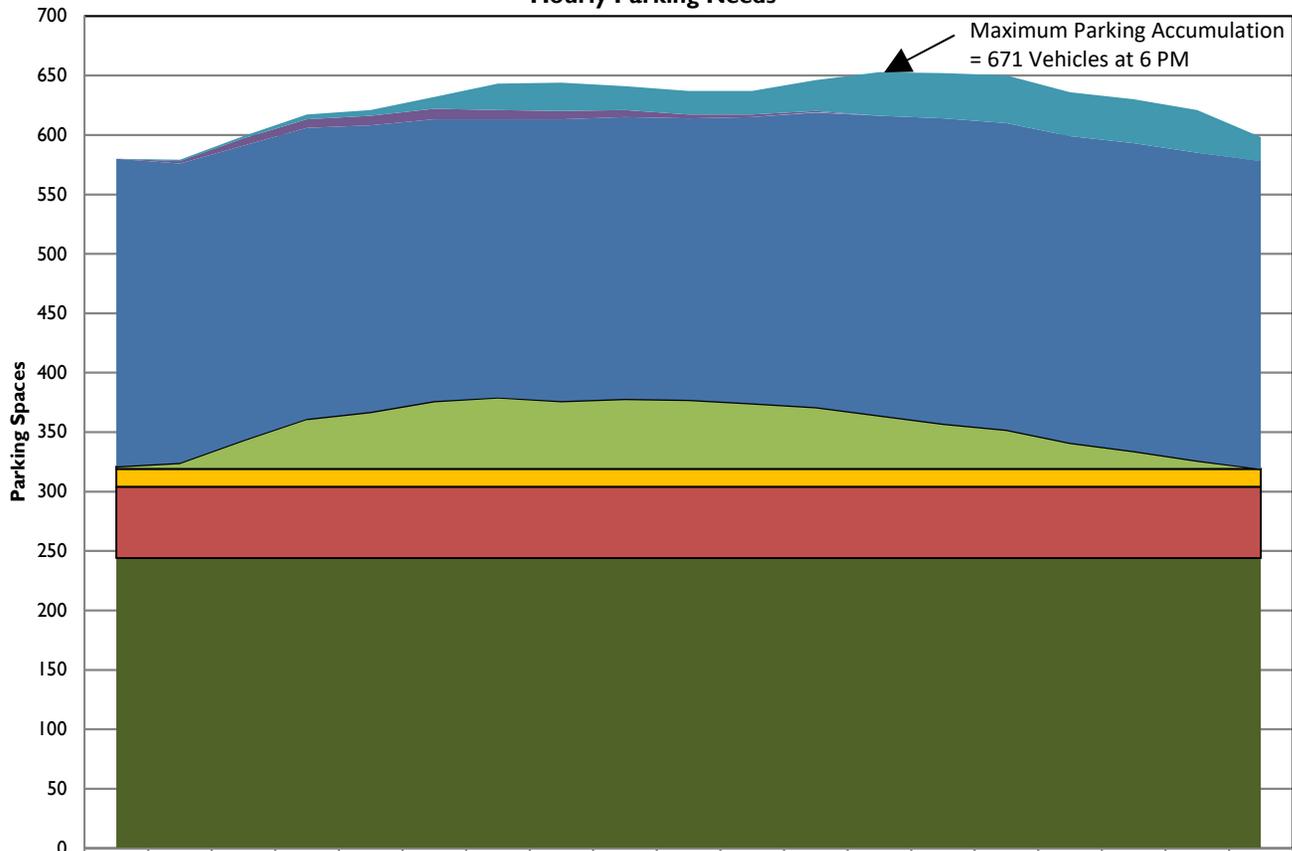
**Figure IA
Paul VI Weekday
Hourly Parking Needs**



- Restaurant
- Community Use/Office
- MF Residential
- Commercial/Retail
- Live/Work
- Rodio Park
- Towns

	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM
■ Restaurant	0	1	3	5	10	19	31	31	27	19	22	32	38	40	40	40	38	31	11
■ Community Use/Office	2	44	60	74	80	76	69	60	68	63	55	36	19	8	5	2	1	0	0
■ MF Residential	259	252	248	245	241	237	234	237	237	237	241	248	252	257	258	258	259	259	259
■ Commercial/Retail	2	6	11	35	37	52	52	51	57	55	50	56	60	56	57	51	11	4	0
■ Live/Work	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
■ Rodio Park	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60
■ Towns	244	244	244	244	244	244	244	244	244	244	244	244	244	244	244	244	244	244	244

**Figure 2A
Paul VI Weekend
Hourly Parking Needs**



- Restaurant
- Community Use/Office
- MF Residential
- Commercial/Retail
- Live/Work
- Rodio Park
- Towns

	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM
■ Restaurant	0	1	2	4	5	10	22	24	20	20	20	26	37	38	40	37	37	36	20
■ Community Use/Office	0	2	6	7	8	9	8	7	6	3	2	1	0	0	0	0	0	0	0
■ MF Residential	259	252	248	245	241	237	234	237	237	237	241	248	252	257	258	258	259	259	259
■ Commercial/Retail	2	5	24	42	48	57	60	57	59	58	55	52	45	38	33	22	15	7	0
■ Live/Work	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
■ Rodio Park	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60
■ Towns	244	244	244	244	244	244	244	244	244	244	244	244	244	244	244	244	244	244	244

Table 4A
Shared Parking Demand By Month
Paul VI - All Uses

<u>Month</u>	<u>Weekday</u>	<u>Weekend</u>
January	684	633
February	685	633
March	690	638
April	690	636
May	692	639
June	692	639
July	687	639
August	690	641
September	689	637
October	691	639
November (1)	695	641
December (2)	708	653

(1) Second Highest Month

(2) Peak Month

(3) Adjustments were not made for Retail and Restaurant Spaces. Table provided to show that additional spaces are available for the majority of the year.

PAUL VI

SHARED PARKING ANALYSIS

LAND USE SCENARIO B

12,000 SF Retail
20,000 SF Restaurant
12,000 SF Community/Office
164 Multi Family Units
115 Townhouses
7 Single-Family Houses
4,500 SF Live/Work Commercial

Table IB
Shared Parking Analysis Summary
Paul VI - All Uses ⁽¹⁾

<u>Land Use</u>	<u>Amount</u>	<u>Units</u>	<u>Parking Spaces</u>
<u>Demand (No Shared Parking)</u>			
Retail	12,000	SF	60
Restaurant (Fine/Casual Dining)	20,000	SF	100
Community Use/Office	12,000	SF	40
Multi Family Residential	144	DU	259
Town/Single Family	122	DU	244
Live/Work Commercial	4,500	SF	15
Other - Rodio Park Contribution	-	-	<u>60</u>
Total			778
<u>Shared Parking Demand (Peak Month Dec; Peak Time 6 PM)</u>			
		<u>Weekday</u>	<u>Weekend</u>
Retail ⁽³⁾		60	60
Restaurant (Fine/Casual Dining) ⁽³⁾		100	100
Community Use/Office		10	0
Multi Family Residential		252	257
Town/Single Family		244	244
Live/Work Commercial		15	15
Other - Rodio Park Contribution		<u>60</u>	<u>60</u>
Total Shared Spaces		741	736
Savings Due to Sharing		(37)	(42)
Percent Saved		-5%	-5%
Overall Parking Supply			886
Additional (Extra) Spaces - Towns ⁽²⁾			(105)
Additional (Extra) Spaces - Live/Work ⁽²⁾			(15)
Shared Parking Supply			<u>766</u>
Extra Spaces (Supply - Demand)			25 30

Notes:

- (1) City of Fairfax Base Rates Used Without Mode Split or On-Site Synergy Adjustments.
- (2) Spaces Only Used by Town Homes-Live/Work Units and Therefore Removed from Supply.
- (3) Shown without sharing per Zoning Ordinance.

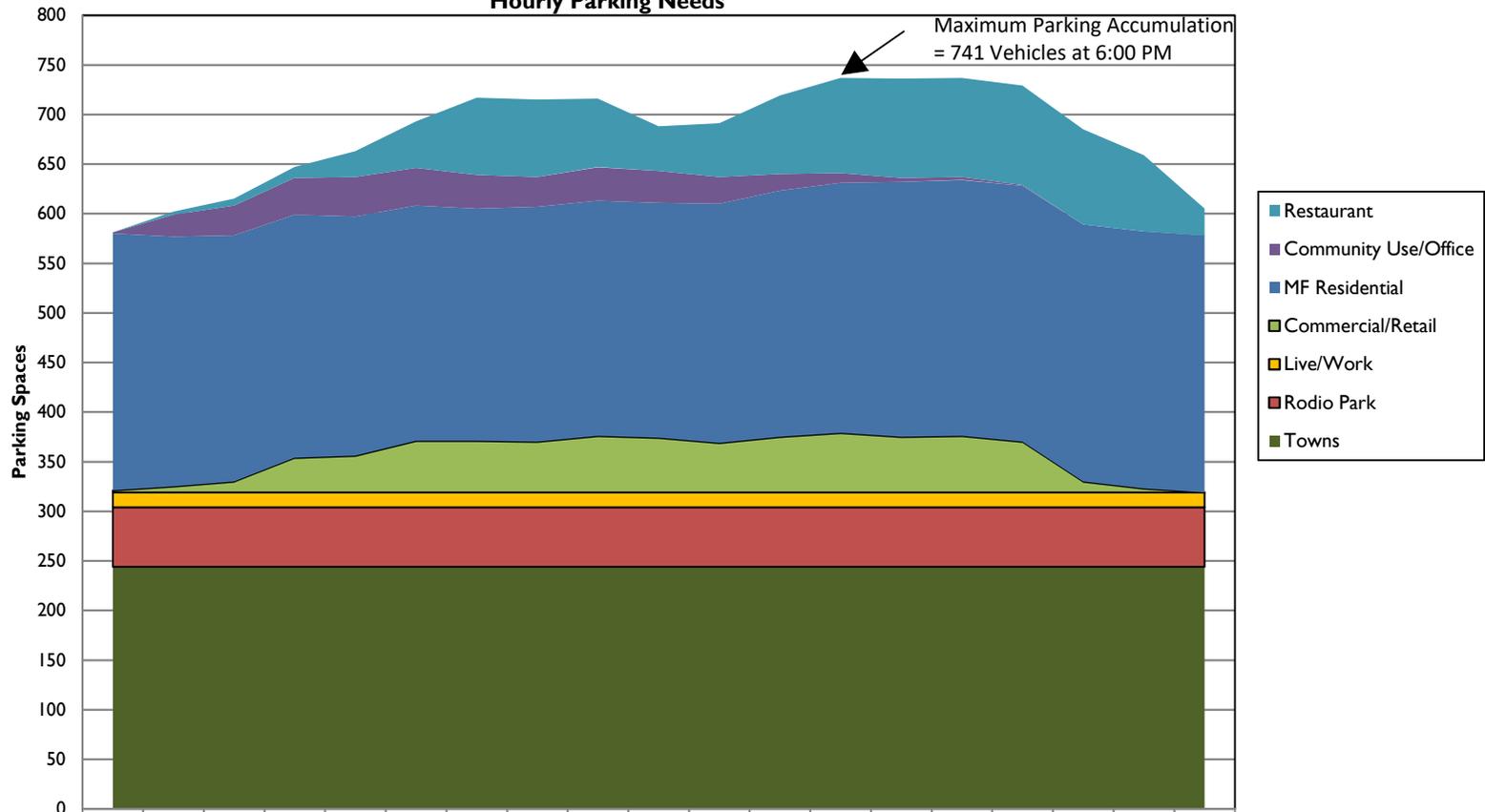
Table 2B
Parking Required Without Sharing
Paul VI - All Uses

Land Use	Quantity	Demand	Mode Adjustment				Noncaptive Ratio				
			Weekday		Weekend		Weekday		Weekend		
			Daytime	Evening	Daytime	Evening	Daytime	Evening	Daytime	Evening	
Retail	12,000 sf GLA	52	50	100%	100%	100%	100%	100%	100%	100%	100%
Employee		8	10	100%	100%	100%	100%	100%	100%	100%	100%
Fine/Casual Dining Restaurant	20,000 sf GLA	86	84	100%	100%	100%	100%	100%	100%	100%	100%
Employee		14	16	100%	100%	100%	100%	100%	100%	100%	100%
Residential, Multifamily, Shared Spaces	144 units	72	72	100%	100%	100%	100%	100%	100%	100%	100%
Reserved	1.3 sp/unit	187	187	100%	100%	100%	100%	100%	100%	100%	100%
Town Homes/Single Family	122 units	0	0	100%	100%	100%	100%	100%	100%	100%	100%
Reserved	2 sp/unit	244	244	100%	100%	100%	100%	100%	100%	100%	100%
Community Use/Office	12,000 sf GLA	2	0	100%	100%	100%	100%	100%	100%	100%	100%
Employee		38	4	100%	100%	100%	100%	100%	100%	100%	100%
Rodio Park Spaces		60	60								
Live/Work Commercial Spaces		15	15								
Subtotal Customer/Guest Spaces		200	194								
Subtotal Employee/Resident Spaces		147	117								
Subtotal Reserved Spaces		431	431								
Total Parking Spaces		778	742								

Table 3B
Parking Required With Sharing
Paul VI - All Uses

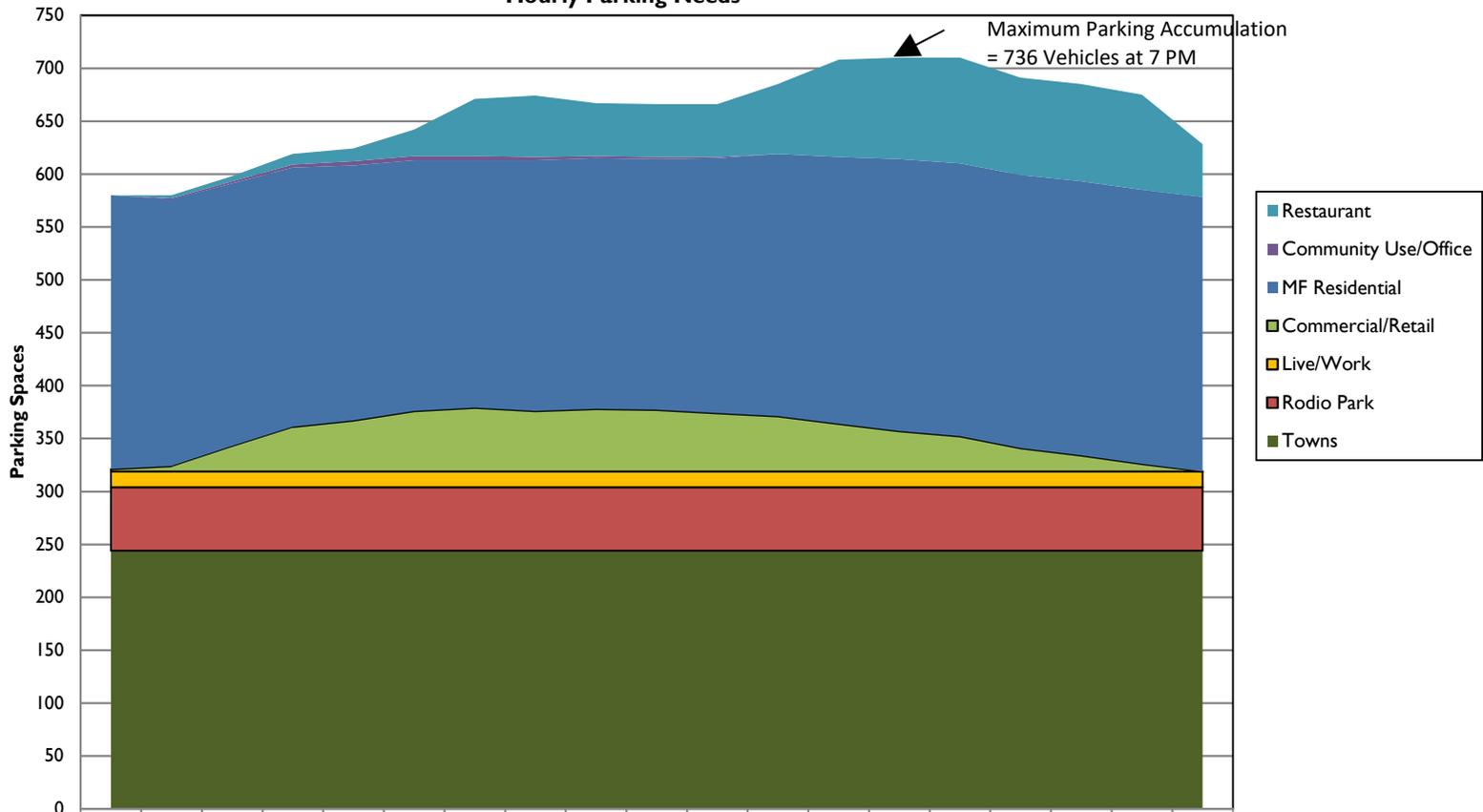
Land Use	Proj Data Unit		Weekday					Weekend					Weekday			Weekend		
			Non-					Non-					Peak	Peak	Est.	Peak	Peak	Est.
			Base	Mode	Captive	Proj	Unit	Base	Mode	Captive	Proj	Unit	Hr Adj	Mo Adj	Parking	Hr Adj	Mo Adj	Parking
			Rate	Adj	Ratio	Rate		Rate	Adj	Ratio	Rate		Rate	6 PM	December	Demand	7 PM	December
Retail Employee	12,000	sf GLA	4.30	1.00	1.00	4.30	/ksf	4.20	1.00	1.00	4.20	/ksf	1.00	1.00	52	0.60	1.00	30
			0.70	1.00	1.00	0.70	/ksf	0.80	1.00	1.00	0.80	/ksf	0.95	1.00	8	0.80	1.00	8
Fine/Casual Dining Restaurant Employee	20,000	sf GLA	4.30	1.00	1.00	4.30	/ksf	4.20	1.00	1.00	4.20	/ksf	0.95	1.00	82	0.95	1.00	80
			0.70	1.00	1.00	0.70	/ksf	0.80	1.00	1.00	0.80	/ksf	1.00	1.00	14	1.00	1.00	16
Residential, Multifamily, Shared Spaces Reserved	144	units	0.50	1.00	1.00	0.50	/unit	0.50	1.00	1.00	0.50	/unit	0.90	1.00	65	0.97	1.00	70
	1.30	sp/unit	1.30	1.00	1.00	1.30	/unit	1.30	1.00	1.00	1.00	/unit	1.00	1.00	187	1.00	1.00	187
Town Homes/Single Family Reserved	122	units	0.00	1.00	1.00	0.00	/unit	0.00	1.00	1.00	0.00	/unit	0.90	1.00	0	0.97	1.00	0
	2	sp/unit	2.00	1.00	1.00	2.00	/unit	2.00	1.00	1.00	2.00	/unit	1.00	1.00	244	1.00	1.00	244
Community Use/Office Employee	12,000	sf GLA	0.20	1.00	1.00	0.20	/ksf	0.03	1.00	1.00	0.03	/ksf	0.05	1.00	0	0.00	1.00	0
			3.13	1.00	1.00	3.13	/ksf	0.35	1.00	1.00	0.35	/ksf	0.25	1.00	10	0.00	1.00	0
Rodio Park Spaces															60			60
Live/Work Commercial Spaces															15			15
															Customer/Guest	194	Customer	170
															Employee/Resident	112	Employee	109
															Rsrvd Resident	431	Rsrvd Resident	431
															Total	737	Total	710
															Retail - Rest Adj.	4		26
															Rev. Total	741		736

**Figure 1B
Paul VI Weekday
Hourly Parking Needs**



	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM
Restaurant	0	3	7	11	26	47	78	78	69	45	54	79	96	100	100	100	96	77	27
Community Use/Office	1	22	30	37	40	38	34	30	34	32	27	17	10	4	3	1	0	0	0
MF Residential	259	252	248	245	241	237	234	237	237	237	241	248	252	257	258	258	259	259	259
Commercial/Retail	2	6	11	35	37	52	52	51	57	55	50	56	60	56	57	51	11	4	0
Live/Work	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Rodio Park	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60
Towns	244	244	244	244	244	244	244	244	244	244	244	244	244	244	244	244	244	244	244

**Figure 2B
Paul VI Weekend
Hourly Parking Needs**



	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM
Restaurant	0	3	5	10	12	25	54	58	50	50	50	66	92	96	100	92	92	90	50
Community Use/Office	0	1	2	3	4	4	4	3	2	2	1	0	0	0	0	0	0	0	0
MF Residential	259	252	248	245	241	237	234	237	237	237	241	248	252	257	258	258	259	259	259
Commercial/Retail	2	5	24	42	48	57	60	57	59	58	55	52	45	38	33	22	15	7	0
Live/Work	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Rodio Park	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60
Towns	244	244	244	244	244	244	244	244	244	244	244	244	244	244	244	244	244	244	244

Table 4B
Shared Parking Demand By Month
Paul VI - All Uses

<u>Month</u>	<u>Weekday</u>	<u>Weekend</u>
January	695	685
February	696	685
March	707	695
April	704	693
May	709	697
June	709	697
July	710	698
August	713	700
September	703	692
October	708	696
November (1)	710	697
December (2)	737	710

(1) Second Highest Month

(2) Peak Month

(3) Adjustments were not made for Retail and Resturant spaces. Table provided to show that additional spaces are available for the majority of the year.

Fiscal Impact Estimate - Paul VI Redevelopment SUMMARY

	Existing	Potential Redevelopment LOW	Potential Redevelopment HIGH
RESIDENTIAL REVENUES			
Real Estate Tax		\$1,535,000	\$1,709,000
BPOL (Rental Tax)		\$0	\$0
Personal Property Tax		\$213,000	\$235,000
Retail Sales Tax (1%)		\$19,000	\$21,000
Restaurant Tax (1% + 4%)		\$21,000	\$23,000
TOTAL		\$1,788,000	\$1,988,000
RESIDENTIAL EXPENSES			
Education		\$536,000	\$592,000
Police/Fire		\$256,000	\$283,000
Misc. Gov't		\$399,000	\$441,000
TOTAL		\$1,191,000	\$1,316,000
COMMERCIAL REVENUES			
Real Estate Tax		\$105,000	\$128,000
BPOL (Rental Tax)		\$1,000	\$1,000
Retail Sales Tax (1%)		\$46,000	\$53,000
Restaurant Tax (4%)		\$76,000	\$88,000
<i>(Less 1/2 resident spending)</i>		<i>(\$5,000)</i>	<i>(\$6,000)</i>
Retail/Restaurant BPOL/BPP		\$14,000	\$16,000
Office BPOL/BPP		\$4,000	\$4,000
TOTAL		\$241,000	\$284,000
COMMERCIAL EXPENSES			
Police/Fire	\$145,000	\$14,000	\$16,000
Misc. Gov't	\$155,000	\$15,000	\$17,000
TOTAL	\$300,000	\$29,000	\$33,000
BALANCE	(\$300,000)	\$680,000	\$1,052,000

Fiscal Impact Estimate - Paul VI Redevelopment Real Estate

REAL ESTATE RELATED REVENUES (RESIDENTIAL)

Real Estate Tax

Proposed Development	# of Units	Value/Unit LOW	Value/Unit HIGH	Total Value LOW	Total Value HIGH	Tax Rate	Tax Receipts LOW	Tax Receipts HIGH
Townhomes	115	\$710,000	\$790,000	\$81,650,000	\$90,850,000	\$1.060	\$865,490	\$963,010
Condominiums	144	\$397,000	\$443,000	\$57,168,000	\$63,792,000	\$1.060	\$605,981	\$676,195
Single Family	7	\$855,000	\$945,000	\$5,985,000	\$6,615,000	\$1.060	\$63,441	\$70,119
	0	\$0	\$0	\$0	\$0	\$1.060	\$0	\$0
TOTAL (rounded)	266			\$144,803,000	\$161,257,000	\$1.060	\$1,535,000	\$1,709,000

Business Privilege Tax (on Apartment Rental Income)

Proposed Development	# of Units	Per Unit Mo. Rent LOW	Per Unit Mo. Rent HIGH	Total Ann. Rent LOW	Total Ann. Rent HIGH	Tax Rate	Tax Receipts LOW	Tax Receipts HIGH
Townhomes	115							
Condominiums	144	\$0	\$0	\$0	\$0	0.5%	\$0	\$0
Single Family	7	\$0	\$0	\$0	\$0	0.5%	\$0	\$0
	0							
TOTAL (rounded)	266			\$0	\$0	0.5%	\$0	\$0

VEHICLE & RETAIL/RESTAURANT EXPENDITURE REVENUES (RESIDENTIAL)

Vehicle Property Tax & License Fee

Development	FY14 Adopted Total	City HH's	Per Capita	New Units	Revenue
Townhomes	\$7,599,000	9,000	\$840	115	\$97,000
Condominiums	\$7,599,000	9,000	\$840	144	\$121,000
Single Family	\$7,599,000	9,000	\$840	7	\$6,000
	\$0	0	\$0	0	\$0
TOTAL (rounded)				266	\$224,000

Retail/Restaurant Taxes

Development	CDP Est. of Avg. HH Income	% income on Retail	Per Cap Retail Expenditures	% spent in City	\$ spent in City	Total Retail Expenditures	Tax Rate	Tax Receipts
Townhomes	\$105,297	20%	\$21,059	40%	\$8,424	\$968,732	1%	\$10,000
Condominiums	\$78,973	20%	\$15,795	40%	\$6,318	\$909,766	1%	\$9,000
Single Family	\$131,621	20%	\$26,324	40%	\$10,530	\$73,708	1%	\$1,000
	\$0	0%	\$0	0%	\$0	\$0	1%	\$0
TOTAL (rounded)						\$1,952,206		\$20,000

Development	CDP Est. of Avg. HH Income	% income on Restaurants	Per Cap Rest. Expenditures	% spent in City	\$ spent in City	Total Retail Expenditures	Tax Rate	Tax Receipts
Townhomes	\$105,297	5%	\$5,265	35%	\$1,843	\$211,910	5%	\$11,000
Condominiums	\$78,973	5%	\$3,949	35%	\$1,382	\$199,011	5%	\$10,000
Single Family	\$131,621	5%	\$6,581	35%	\$2,303	\$16,124	5%	\$1,000
	\$0	0%	\$0	0%	\$0	\$0	5%	\$0
TOTAL (rounded)						\$427,045		\$22,000

Fiscal Impact Estimate - Paul VI Redevelopment Residential Expense Estimates

ESTIMATED EXPENSES (RESIDENTIAL)

City Government Expenses

City Cost Center	FY 18 Net Cost to City	% Applic. to Residential	FY 18 Residential Expenditures	Per Capita for 9,000 Units	For 266 Units
General Government	\$13,184,938	30%	\$3,955,481	\$439	\$116,906
Police	\$11,427,922	40%	\$4,571,169	\$508	\$135,103
Fire	\$11,376,481	40%	\$4,550,592	\$506	\$134,495
Public Works (n/incl refuse)	\$4,093,231	30%	\$1,227,969	\$136	\$36,293
Social Services	\$5,564,184	80%	\$4,451,347	\$495	\$131,562
Culture and Recreation	\$4,733,095	90%	\$4,259,786	\$473	\$125,900
Planning and Development	\$2,204,657	15%	\$330,699	\$37	\$9,774
Education	\$45,358,560	100%			\$563,844
TOTAL	\$97,943,068				\$1,253,879

Education worksheet

Unit Type	HU's	Yield Ratio	Students	Cost per Student	Cost
Townhouse	115	0.220	25		
Single Family	7	0.340	2		
Apartment, all units	0	0.123	0		
Apartment, 2+ br. units ONLY	0	0.274	0		
Multifamily, all units FCPS	0	0.100	0		
Apartment (Avg. of Above)		0.000	0		
Condo, all units	144	0.062	9		
Condo, 2+ br. units ONLY	85	0.137	12		
Multifamily, all units FCPS	144	0.075	11		
Condo (Avg. of Above)		0.076	11		
TOTAL OF ABOVE			38	\$14,838	\$563,844

REAL ESTATE RELATED REVENUES (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
Retail	20,000	\$450	\$550	\$9,000,000	\$11,000,000	\$1.165	\$104,850	\$128,150
Community Use	24,000	\$0	\$0	\$0	\$0	\$1.165	\$0	\$0
TOTAL (rounded)	44,000			\$9,000,000	\$11,000,000	\$1.165	\$105,000	\$128,000

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
Retail	20,000	\$20	\$30	\$400,000	\$600,000	0.23%	\$920	\$1,380
Community Use	24,000	\$0	\$0	\$0	\$0	0.23%	\$0	\$0
TOTAL (rounded)	44,000			\$400,000	\$600,000	0.23%	\$1,000	\$1,000

Fiscal Impact Estimate - Davies Property Paul VI Redevelopment Retail/Office Addendum

SALES, BPOL & BPP TAX REVENUES (COMMERCIAL)

GENERAL RETAIL/OFFICE SPACE

Component	Commercial SF	Estimated Component	Retail SF	Restaurant SF	Office SF
Commercial Space	20,000				
Retail	8,000	40%	8,000		
Restaurant	10,000	50%		10,000	
Office	2,000	10%			2,000
TOTAL	20,000	100%	8,000	10,000	2,000

RETAIL/RESTAURANT - ESTIMATES OF FUTURE SALES

Component	Retail SF	Est. Sales/SF	EST. SALES	Restaurant SF	Est. Sales/SF	EST. SALES	Restaurant SF	Est. Sales/SF	EST. SALES	Retail Tax Rate	Meals	Retail Tax Revenue	Meals
Retail	8,000	\$350	\$2,800,000							1%		\$28,000	\$0
Restaurant				5,000	\$400	\$2,000,000				1%	4%	\$20,000	\$80,000
TOTAL	8,000		\$2,800,000	5,000		\$2,000,000						\$48,000	\$80,000

Fiscal Impact Estimate - Davies Property Paul VI Redevelopment Retail/Office Addendum

RETAIL/RESTAURANT -- ESTIMATES OF FUTURE BPOL AND BPP

Component	Retail & Restaurant SF	Est. BPOL per SF	EST. BPOL	Est. BPP per SF	EST. BPP
Retail	8,000	\$0.63	\$5,000	\$0.20	\$1,600
Restaurant	10,000	\$0.63	\$6,300	\$0.20	\$2,000
TOTAL	18,000		\$11,300		\$3,600

OFFICE -- ESTIMATES OF FUTURE BPOL AND BPP

Component	Office SF	Est. BPOL per SF	EST. BPOL	Est. BPP per SF	EST. BPP
Office	2,000	\$1.63	\$3,300	\$0.24	\$500
TOTAL	2,000		\$3,300		\$500

Fiscal Impact Estimate - Paul VI Redevelopment Retail/Office Addendum

ESTIMATED EXPENSES

City Government Expenses (Commercial)

	FY 18 Net Cost to City	% Applic. to Commercial	FY 18 Commercial Expenditures	Expenses for 1,000 Sq. Ft.	For 20,000 Sq. Ft.
General Government	\$13,184,938	35%	\$4,614,728	\$513	\$10,255
Police	\$11,427,922	30%	\$3,428,377	\$381	\$7,619
Fire	\$11,376,481	30%	\$3,412,944	\$379	\$7,584
Public Works	\$4,093,231	25%	\$1,023,308	\$114	\$2,274
Social Services	\$5,564,184	10%	\$556,418	\$62	\$1,236
Culture and Recreation	\$4,733,095	5%	\$236,655	\$26	\$526
Planning and Development	\$2,204,657	40%	\$881,863	\$98	\$1,960
Education	\$45,358,560	0%			\$0
TOTAL	\$97,943,068				\$31,000

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

Fiscal Impact Estimate - Paul VI Redevelopment Existing

ESTIMATED EXPENSES

City Government Expenses (Commercial)

	FY 18 Net Cost to City	% Applic. to Commercial	FY 18 Commercial Expenditures	Expenses for 1,000 Sq. Ft.	For 190,532 Sq. Ft.
General Government	\$13,184,938	35%	\$4,614,728	\$513	\$97,695
Police	\$11,427,922	30%	\$3,428,377	\$381	\$72,579
Fire	\$11,376,481	30%	\$3,412,944	\$379	\$72,253
Public Works	\$4,093,231	25%	\$1,023,308	\$114	\$21,664
Social Services	\$5,564,184	10%	\$556,418	\$62	\$11,780
Culture and Recreation	\$4,733,095	5%	\$236,655	\$26	\$5,010
Planning and Development	\$2,204,657	40%	\$881,863	\$98	\$18,669
Education	\$45,358,560	0%			\$0
TOTAL	\$97,943,068				\$300,000

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

Real Estate Tax

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



4 **NORTHEAST CORNER**



5 **PHASE 1 ENTRY**

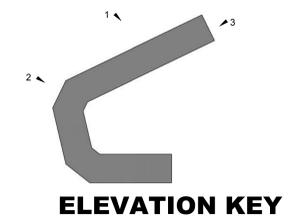


6 **PHASE 1 COURTYARD FACADE**



7 **PHASE 1 BETWEEN RETAIL BUILDINGS**

EXTERIOR MATERIALS KEY	
Key Value	Keynote Text
E-1	BRICK - SHENANDOAH BY CUSHWA OR SIMILAR - RUNNING BOND
E-2	BRICK - SHENANDOAH BY CUSHWA OR SIMILAR - BASKET-WEAVE
E-5	BRICK - MANHATTAN BY BORAL OR SIMILAR - RUNNING BOND
E-6	CEMENTITIOUS PANEL PAINTED SW ROYCROFT VELLUM OR SIMILAR
E-7	CEMENTITIOUS PANEL PAINTED SW ROYCROFT MIST GRAY OR SIMILAR
E-8	CEMENTITIOUS PANEL PAINTED SW DOWNING SAND OR SIMILAR
E-9	CEMENTITIOUS PANEL PAINTED SW HAMMERED SILVER OR SIMILAR
E-12	WINDOW BY VYTEX OR SIMILAR
E-13	PAINTED METAL RAILING
E-14	PAINTED METAL CANOPY
E-15	CAST STONE - CREME BUFF BY ROCKCAST OR SIMILAR
E-16	STOREFRONT BY YKK OR SIMILAR



3 **EAST**
1/16" = 1'-0"



1 **NORTH ELEVATION (FACING EXISTING SCHOOL)**
1/16" = 1'-0"



2 **GARAGE ENTRY**
1/16" = 1'-0"

HEFFNER
ARCHITECTS PC

804 MONTGOMERY STREET
ALEXANDRIA, VIRGINIA 22314
(703) 549-7766 PH • (703) 684-6212 FAX

2018-08-28

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8/20/2018 7:27:08 AM C:\Users\jgusterman\Documents\17208 - PAUL V - MULTI-FAMILY BUILDING - jgusterman@heffnerarch.com.rvt



PERSPECTIVE - COURTYARD PHASE TRANSITION

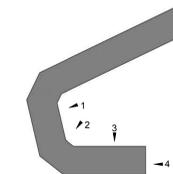


PHASE 2 COURTYARD



PHASE 2 COURTYARD CORNER

EXTERIOR MATERIALS KEY	
Key Value	Keynote Text
E-1	BRICK - SHENANDOAH BY CUSHWA OR SIMILAR - RUNNING BOND
E-2	BRICK - SHENANDOAH BY CUSHWA OR SIMILAR - BASKET-WEAVE
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E-12	WINDOW BY VYTEX OR SIMILAR
E-13	PAINTED METAL RAILING
E-14	PAINTED METAL CANOPY
E-15	CAST STONE - CREME BUFF BY ROCKCAST OR SIMILAR
E-16	STOREFRONT BY YKK OR SIMILAR



ELEVATION KEY



4 PHASE 2 - EAST
1/16" = 1'-0"



3 PHASE 2 NORTH
1/16" = 1'-0"



2 PHASE 2 COURTYARD NW
1/16" = 1'-0"



1 PHASE 2 COURTYARD EAST
1/16" = 1'-0"

8/20/2015 7:29:36 AM C:\Users\jgaleman\Documents\17208 - PAUL V - MULTI-FAMILY BUILDING.rvt heffnerarch.com.rvt

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PHASE 2 OVERALL

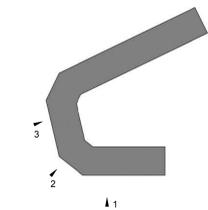


PHASE 2 CORNER



PHASE 2 ENTRY

EXTERIOR MATERIALS KEY	
Key Value	Keynote Text
E-1	BRICK - SHENANDOAH BY CUSHWA OR SIMILAR - RUNNING BOND
E-2	BRICK - SHENANDOAH BY CUSHWA OR SIMILAR - BASKET-WEAVE
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E-15	CAST STONE - CREME BUFF BY ROCKCAST OR SIMILAR
E-16	STOREFRONT BY YKK OR SIMILAR



ELEVATION KEY



3 WEST ELEVATION (OAK STREET)
1/16" = 1'-0"



2 SOUTHWEST ELEVATION (OAK STREET)
1/16" = 1'-0"



1 SOUTH ELEVATION (NEW STREET)
1/16" = 1'-0"



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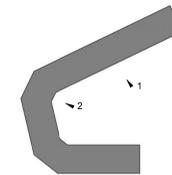
PHASE 1 - COURTYARD II



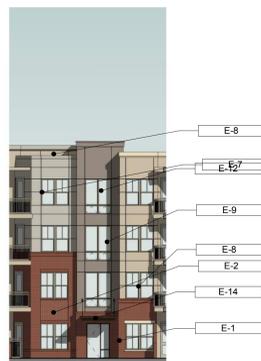
PHASE 1 - ELEVATION SEGMENT



PHASE 1 - COURTYARD CORNER II



ELEVATION KEY



2 COURTYARD NW
1/16" = 1'-0"



1 PHASE 1 - SOUTH
1/16" = 1'-0"

EXTERIOR MATERIALS KEY	
Key Value	Keynote Text
E-1	BRICK - SHENANDOAH BY CUSHWA OR SIMILAR - RUNNING BOND
E-2	BRICK - SHENANDOAH BY CUSHWA OR SIMILAR - BASKET-WEAVE
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City of Fairfax, Virginia

10455 Armstrong Street · Fairfax, VA 22030-3630
703-385-7930 · www.fairfaxva.gov

August 31, 2018

Re: 10675 Fairfax Blvd

Dear Property Owner:

Current City real estate records indicate that you are the owner of land near or adjacent to the property which is the subject of the above-referenced application. Pursuant to City Code Section 110-6.B.2 **you are hereby notified that the City Council at its meeting on Tuesday, September 11, 2018 at 7:00 p.m. in City Hall Annex, Room 100, 10455 Armstrong Street, will hold a public hearing to consider the following:**

Z-17040060, SU-17040061

Request from IDI Fairfax, L.C., applicant, by Enrico Cecchi, manager, for consideration of a Zoning Map Amendment (Rezoning) from CR – Commercial Retail, RM – Residential Medium and John C. Wood House Historic Overlay District to PDM – Planned Development Mixed Use, pursuant to City Code Section 110-6.4, a Planned Development Review pursuant to City Code Section 110-6.6 to allow development of 266 residential units and 44,000 square feet of commercial space, a Comprehensive Plan Amendment from Institutional and Residential – Low to Business Commercial, Transitional and Residential High, a Special Use Permit to allow disturbance in a floodplain pursuant to City Code Section 110-4.15.7 and a Certificate of Appropriateness for architecture and landscaping pursuant to City Code Section 110-6.5 on the premises known as 10675 Fairfax Boulevard, 10600 and 10606 Cedar Avenue and more particularly described as Tax Map Parcels 57-1-02-112, 113 and 114.

You are entitled to speak at the public hearing, or you may submit written testimony. A copy of the application is available for review in the Department of Community Development and Planning, Annex Room 207, City Hall.

If you have questions regarding the application, please call the Zoning Office at 703-385-7820.

Sincerely,

Paul Nabti
Planning Division Chief

cc: Jason Sutphin



City of Fairfax, Virginia

10455 Armstrong Street · Fairfax, VA 22030-3630
703-385-7930 · www.fairfaxva.gov

August 31, 2018

Marianne Gardner
Planning Division
Fairfax County Dept. of Planning and Zoning
12055 Government Center Pkwy, Suite 730
Fairfax, Virginia 22035

Re: 10334-10406 Fairfax Blvd

Pursuant to Section 15.2-2204 (amended) of the Code of Virginia, enclosed is the legal notification for the above-referenced application. For additional information, please call the Department of Community Development and Planning at 703-385-7820 or Alexis El-Hage at alexis.el-hage@fairfaxva.gov

Sincerely,

Paul Nabti
Planning Division Chief

Enclosure

NOTICE OF PUBLIC HEARING
CITY OF FAIRFAX, VIRGINIA

Notice is hereby given that the City Council of the City of Fairfax at its meeting on Tuesday, September 11, 2018 at 7:00 p.m. in the City Hall Annex, Room 100, 10455 Armstrong Street, will hold a Public Hearing to consider the following:

Z-17040060, SU-17040061

Request from IDI Fairfax, L.C., applicant, by Enrico Cecchi, manager, for consideration of a Zoning Map Amendment (Rezoning) from CR – Commercial Retail, RM – Residential Medium and John C. Wood House Historic Overlay District to PDM – Planned Development Mixed Use, pursuant to City Code Section 110-6.4, a Planned Development Review pursuant to City Code Section 110-6.6 to allow development of 266 residential units and 44,000 square feet of commercial space, a Comprehensive Plan Amendment from Institutional and Residential – Low to Business Commercial, Transitional and Residential High, a Special Use Permit to allow to allow disturbance in a floodplain pursuant to City Code Section 110-4.15.7 and a Certificate of Appropriateness for architecture and landscaping pursuant to City Code Section 110-6.5 on the premises known as 10675 Fairfax Boulevard, 10600 and 10606 Cedar Avenue and more particularly described as Tax Map Parcels 57-1-02-112, 113 and 114.

Z-18-00121, SU-18-00122, SE-18-00123

Request from FF Realty IV LLC, applicant, by Robert Brant, agent, for amendments to previously approved General Development Plan and Proffers (Z-13070069) to allow residential and commercial uses, pursuant to City Code Section 110-6.4; for Special Use Permits pursuant to City Code Section 110-6.7 to allow multi-family residential and upper story residential/mixed use building uses in the CR Commercial Retail zoning district; for Special Exceptions pursuant to City Code Section 110-6.17 to reduce the required percentage of ground floor non-residential uses for upper story residential/mixed use buildings; to reduce the number of required parking spaces for multi-family buildings; to reduce the number of required parking spaces for upper story residential/mixed use buildings; to increase the maximum building height; to modify the requirements for sidewalks on both sides of streets; and to modify the required street tree requirements as shown on the GDP/SE/SUP plan; and a Certificate of Appropriateness for architecture and landscaping pursuant to City Code Section 110-6.5 on the premises known as 11101 & 11091 Fairfax Boulevard and 11160 Lee Highway and more particularly described as Tax Map Parcels 57-1-02-27, 31, 31A, & 31B.

All interested parties are invited to attend the public hearing and express their views. Staff reports will be available five (5) days prior to the meeting date in the Office of Community Development & Planning, Annex Room 207, City Hall, 10455 Armstrong Street, and on the City of Fairfax webpage at www.fairfaxva.gov. The City will make reasonable accommodations for the disabled upon request received at least five days prior to the meeting; please call (703) 385-7935 or TTY 711 for assistance.

Melanie Crowder, City Clerk

08/24/2018

08/31/2018

BRYANT & ELIZABETH HIX
10534 CEDAR AVE
FAIRFAX VA 22030

FAIRFAX POST NO 177
MCDONALD'S CORPORATION
PO BOX 182571
COLUMBUS OH 43218

SHOPS AT FAIRFAX LLC
7501 WISCONSIN AVE E #1500
BETHESDA MD 20814

ANTHONY & KATE HOEFER
3721 MCLEAN AVE
FAIRFAX VA 22030

BFH LEE HWY ASSOCIATES
C/O MICHAEL WALSH
6500 ROCK SPRING DR #200
BETHESDA MD 20817

SAGAAR LLC
13116 PAVILION LN
FAIRFAX VA 22033

CHARLES ROBERTS
3719 MCLEAN AVE
FAIRFAX VA 22030

GAUTAM & MILAN SIKAND
3820 KEITH AVE
FAIRFAX VA 22030

MGB PROPERTIES II, LLC
11165 FAIRFAX BLVD
FAIRFAX VA 22030

SREERAM BYRU
3717 MCLEAN AVE
FAIRFAX VA 22030

PHILIP & EMILY WARNER
3809 KEITH AVE
FAIRFAX VA 22030

FAIRCHESTER WOODS CIVIC ASSOC
CORY MCCONNELL
3826 HILL ST
FAIRFAX VA 22030

DAVID & JENNIFER MEREDITH
3715 MCLEAN AVE
FAIRFAX VA 22030

ROBERT & SUSAN CAVALIERE
3807 KEITH AVE
FAIRFAX VA 22030

HISTORIC FAIRFAX NEIGHBORHOOD
BRIAN CUTE
10507 CEDAR AVE
FAIRFAX VA 22030

JAMES & ELIZABETH CHAPMAN
3713 MCLEAN AVE
FAIRFAX VA 22030

BRUCE & JULIA KNIGHT
3805 KEITH AVE
FAIRFAX VA 22030

CITY OF FAIRFAX HOA
LARRY WEAVER
10551 JAMES WREN WAY
FAIRFAX VA 22030

GAIL SHANTA
3711 MCLEAN AVE
FAIRFAX VA 22030

NICHOLAS & BELINDA FORREST
3803 KEITH AVE
FAIRFAX VA 22030

FAIRFAX HEIGHTS CIVIC ASSOCIATION
JOHN NORCE
10809 SECOND ST
FAIRFAX VA 22030

DANIEL & JANE MCMORROW
3709 MCLEAN AVE
FAIRFAX VA 22030

DAVID & SHERI GESSERT
10605 CEDAR AVE
FAIRFAX VA 22030

NICK CAINE
DIRECTOR OF MARKET RESEARCH
1029 NORTH ROYAL STREET STE 301
ALEXANDRIA VA 22314

ADAM & STEPHANIE DULL
3707 MCLEAN AVE
FAIRFAX VA 22030

MICHAEL & JOSEFINA CALDWELL
10537 CEDAR AVE
FAIRFAX VA 22030

WESTMORE CITIZENS ASSOC
GARY PERRYMAN
11008 WESTMORE DR
FAIRFAX VA 22030

RAN WEI
3276 ACACIA AVE
OAKLAND CA 94618

JORDAN STUART
11820 CHANCEFORD DR
WOODBIDGE VA 22192

MARIANNE GARDNER
PLANNING DIVISION
FAIRFAX COUNTY PLANNING
12055 GOVERNMENT CENTER PKWY, 730
FAIRFAX VA 22030

JEREMIAH & JONES ART
3922 OAK ST
FAIRFAX VA 22030

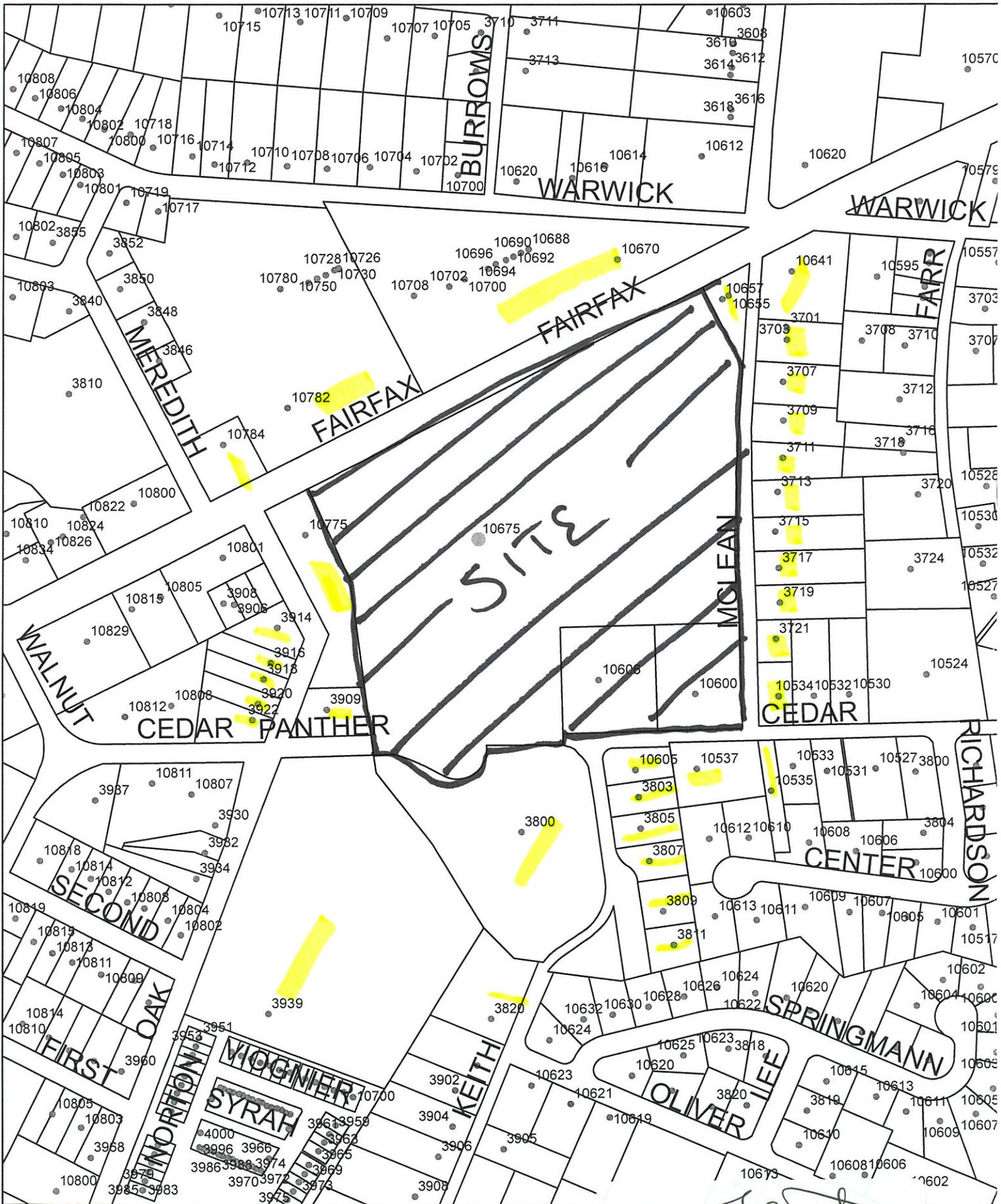
JOHN & LINDA GAMBOA
3920 OAK ST
FAIRFAX VA 22030

LESLIE & KIMBERLY LLOYD
3918 OAK ST
FAIRFAX VA 22030

AGNES RASSAM
3916 OAK ST
FAIRFAX VA 22030

JOHN BRICE
THE BRICE FAMILY LIVING TRUST
10410 MAIN ST
FAIRFAX VA 22030

AMERICAN LEGION #177
3939 OAK ST
FAIRFAX VA 22030



Certified: 

Thomas E. Reed, CAE, SRA
 Real Estate Assessment Director

Paul VI

8/29, 2018

N





AFFIDAVIT FOR POSTED NOTICE (SIGN)

I, PATRICK J. RHODEL, JR hereby affirm that I have received, read, understand and
Applicant/Agent Name
agree to abide by the ‘Posted Notice Instructions to the Applicant’ and location map depicting sign
placement given to me on 8/31/18 as required by City Code, Chapter 110, Article
Date
6.2.5.B.3.

The subject property will be posted visibly and securely with **four (4)** signs, from **Friday, August 31, 2018** to **Wednesday, September 12, 2018**, including the date of the public hearing as given on the sign(s).

Notices will not be placed on trees, utility poles, or traffic control signs or elsewhere in the public right-of-way. All posted notices will be removed no later than **September 22, 2018**.

A photo confirmation of the “Posted Notice” (sign) placement will be provided to the Zoning Office on date of placement.

[Signature]
Applicant/Agent Signature

8/31/18
Date

APPLICANT/AGENT MUST SIGN AND HAVE THEIR SIGNATURES NOTARIZED

The above affidavit was subscribed and confirmed by oath or affirmation before me on this 31st
day of AUGUST, 20 18, in the State of Virginia.

My commission expires 05/31/2021.



[Signature]
Notary Public/Registration No.

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

Receipt # 38853

Date Paid 8/3/18

Fee Paid \$300.-

Associated Case # 2-17040060, SUP-17040061, BAR-17-00406

Staff Initials PN



CITY OF FAIRFAX
PUBLIC HEARING NOTICE
City Council
meeting on
Sept 11, 2018 7pm
10455 Armstrong Street
City Hall Annex, Room 100
to discuss a land use application

FOR MORE INFORMATION:
Call 540-864-7500 or visit City Hall Annex, Room 207.
Monday - Friday between 8:30 am and 5:00 pm.
Post Office shall not be responsible for delivery unless priority of mail.

CITY OF FAIRFAX
**PUBLIC HEARING
NOTICE**
City Council
meeting on
Sept. 11, 2018 7pm
10455 Armstrong Street
City Hall Annex, Room 100
to discuss a land use application

FOR MORE INFORMATION:
Call 703-265-7926 or visit cityoffairfax.com, Room 207,
Monday - Friday, 8:30 am and 5:00 pm.
This notice shall not be removed or destroyed under penalty of law.

CITY OF FAIRFAX

**PUBLIC HEARING
NOTICE**

**City Council
meeting on**

Sept 11 2018 7pm

**10455 Armstrong Street
City Hall Annex, Room 100**

to discuss a land use application

Z-170 (RM) ST-1204093 Request from IDU Fairfax, L.C., applicant, to Fairfax County manager for consideration of a Zoning Map Amendment (Requesting from CR - Commercial Retail, RM - Residential Medium Density and John C. Wood Home Historic Overlay District to PD1M - Planned Development Mixed Use, pursuant to City Code Section 1104.6, a Planned Development Review pursuant to City Code Section 1104.6 as an development of 200 residential units and 41,000 square feet of commercial space, a Comprehensive Plan Amendment from Institutional and Residential - Low to Business Commercial, Institutional and Residential High, a Special Use Permit to allow distribution of a the signs pursuant to City Code Section 110-4.11.2 and a Certificate of Appropriateness for an driveway and landscaping pursuant to City Code Section 1104.3 on the properties known as 10455 Fairfax Boulevard, 10450 and 10450 Corbis Avenue and more particularly described as Tax Map Parcel 07-149-312, 313 and 314.

FOR MORE INFORMATION:

**Call 703-385-7820 or visit City Hall Annex, Room 207,
Monday - Friday between 8:30 am and 5:00 pm**

This notice shall not be removed or defaced under penalty of law.

RESOLUTION NO. _____

A RESOLUTION FOR APPROVAL OF AN AMENDMENT OF THE COMPREHENSIVE PLAN OF THE CITY OF FAIRFAX, VIRGINIA TO CHANGE THE FUTURE LAND USE MAP FROM INSTITUTIONAL AND RESIDENTIAL - LOW TO BUSINESS – COMMERCIAL, TRANSITIONAL AND RESIDENTIAL - HIGH AS DEPICTED ON THE ATTACHED EXHIBIT FOR THE PROPERTY IDENTIFIED AS CITY OF FAIRFAX TAX MAP PARCELS 57-1-02-112, 113 AND 114.

WHEREAS, IDI Fairfax, L.C., has requested an amendment to change the designation of the City of Fairfax Comprehensive Plan Future Land Use Map for City of Fairfax tax map parcels 57-1-02-112, 113 and 114 from their current designation as Institutional and Residential – Low to their proposed designation as Business – Commercial, Transitional and Residential - High; and

WHEREAS, the City Council has carefully considered the proposed amendment, as well as testimony and other evidence received at the public hearing, the recommendation from the Planning Commission and the recommendation from City staff report; and

WHEREAS, the Planning Commission on April 23, 2018 adopted a resolution, pursuant to §15.2-2225 of the Code of Virginia, recommending approval of the amendment to the Comprehensive Plan; and

WHEREAS, the City Council has determined that the proposed amendment is proper, in accordance with the applicable provisions of law, and should be approved;

NOW, THEREFORE BE IT RESOLVED, that the City Council does hereby approve the amendment to the City of Fairfax Comprehensive Plan Future Land Use Map from the current designation for tax map parcels 57-1-02-112, 113 and 114 as Institutional and Residential – Low to the proposed designation for said parcels as Business – Commercial, Transitional and Residential – High as depicted on the attached exhibit.

This resolution shall be effective as provided by law.

City Council hearing: September 11, 2018

Adopted: _____

EXHIBIT



NOT TO SCALE

PROPOSED FUTURE LAND USE MAP AMENDMENT PAUL VI

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF FAIRFAX, VIRGINIA TO RECLASSIFY FROM CR – COMMERCIAL RETAIL, RM - RESIDENTIAL MEDIUM AND JOHN C. WOOD HOUSE HISTORIC OVERLAY TO PDM – PLANNED DEVELOPMENT MIXED USE WITH THE ARCHITECTURAL CONTROL OVERLAY DISTRICT TO REMAIN; ON THE LAND KNOWN AS 10675 FAIRFAX BOULEVARD AND 10600 AND 10606 CEDAR AVENUE AND MORE PARTICULARLY DESCRIBED AS TAX MAP PARCELS 57-1-02-112, 113 AND 114.

WHEREAS, IDI Fairfax LC, by Enrico Cecchi, Manager, submitted application No. Z-17040060 requesting a change in the zoning classification from CR – Commercial Retail, RM – Residential Medium and John C. Wood House Historic Overlay District to PDM – Planned Development Mixed Use, for the parcel identified above, and more specifically described as

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF FAIRFAX BOULEVARD ROUTES #29 AND #50 A VARIABLE WIDTH RIGHT OF WAY, SAID POINT BEING A CONCRETE MONUMENT FOUND AT THE NORTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED AND THE NORTHWEST CORNER OF THE PROPERTY NOW OR FORMERLY (N/F) R.R.C. PROPERTIES LLC;

THENCE DEPARTING FAIRFAX BOULEVARD ROUTES #29 AND #50 AND WITH THE WESTERLY LINE OF N/F R.R.C. PROPERTIES LLC S 27°19'20" E A DISTANCE OF 207.72 TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF MCLEAN AVENUE – VARIABLE WIDTH RIGHT OF WAY;

THENCE WITH THE WESTERLY LINE OF MCLEAN AVENUE THE FOLLOWING COURSES AND DISTANCES:

S 03°33'19" W A DISTANCE OF 250.82 FEET TO A POINT
S 01°33'41" E A DISTANCE OF 605.74 FEET TO A PK NAIL FOUND AT THE INTERSECTION OF THE WESTERLY LINE OF MCLEAN AVENUE AND THE NORTHERLY LINE OF CEDAR AVENUE;

THENCE WITH THE NORTHERLY LINE OF CEDAR AVENUE THE FOLLOWING COURSES AND DISTANCES:

S 88°26'19" W A DISTANCE OF 419.30 FEET TO AN IRON PIPE FOUND;
S 01°33'41" E A DISTANCE OF 30.00 TO A POINT IN THE NORTHERLY LINE OF LAND OF N/F THE CITY OF FAIRFAX;

THENCE WITH THE NORTHERLY LINE OF N/F THE CITY OF FAIRFAX THE FOLLOWING COURSES AND DISTANCES:

S 89°07'03" W A DISTANCE OF 182.32 FEET TO A POINT ON A NON-TANGENT CURVE;
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 149.41 FEET, WITH A RADIUS OF 69.00 FEET, WITH A CHORD BEARING OF S 54°47'11" W, WITH A CHORD LENGTH OF 121.89 FEET TO A POINT;

N 63°10'46" W A DISTANCE OF 30.00 FEET TO A POINT;

THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 48.47 FEET, WITH A RADIUS OF 657.00 FEET, WITH A CHORD BEARING OF N 65°17'35" W, WITH A CHORD LENGTH OF 48.46 FEET TO A POINT;

THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 51.46 FEET, WITH A RADIUS OF 349.00 FEET, WITH A CHORD BEARING OF N 71°37'51" W, WITH A CHORD LENGTH OF 51.41 FEET TO A POINT;

S 88°26'10" W A DISTANCE OF 46.28 FEET TO A POINT BEING THE SOUTHEAST CORNER OF PANTHER PLACE 50' PUBLIC RIGHT OF WAY, AND THE NORTHEAST CORNER OF N/F THE AMERICAN LEGION POST #177;

THENCE WITH THE EASTERLY LINE OF PANTHER PLACE AND THE EASTERLY LINE OF OTHER LANDS OF N/F THE AMERICAN LEGION POST #177 THE FOLLOWING COURSES AND DISTANCES:

N 07°35'20" W A DISTANCE OF 419.55 FEET TO A POINT;

N 24°35'20" W A DISTANCE OF 234.80 FEET TO A POINT ON THE AFORESAID SOUTHERLY LINE OF FAIRFAX BOULEVARD ROUTES #29 AND #50;

THENCE WITH THE SOUTHERLY LINE OF FAIRFAX BOULEVARD N 62°40'40" E A DISTANCE OF 1038.77 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 806,332 SQUARE FEET OR 18.51084 ACRES, MORE OR LESS.

WHEREAS, the City Council has carefully considered the application, the submitted Master Development Plan, the recommendation of the Planning Commission, the recommendation of staff, and the testimony received at public hearing; and

WHEREAS, the City Council has determined that the proposed rezoning is proper and in accordance with the Comprehensive Plan as well as with the pertinent provisions set forth in the Code of Virginia and the Code of the City of Fairfax, Virginia;

NOW, THEREFORE BE IT ORDAINED that the above described property be rezoned from CR – Commercial Retail, RM – Residential Medium and John C. Wood House Historic Overlay District to PDM – Residential Planned Mixed Use with the Architectural Control Overlay District to remain, subject to the Master Development Plan dated April 14, 2017 and last revised on August 20, 2018;

BE IT FURTHER ORDAINED, that the above application package and Master Development Plan be approved;

The Zoning Administrator of the City is hereby directed to modify the Zoning Map to show the changes in the zoning of these premises, and the Clerk of the Council is directed to transmit duly certified copies of this ordinance to the applicant, Zoning Administrator, and to the Planning Commission of this City as soon as possible.

This ordinance shall be effective as provided by law.

Planning Commission hearing: April 23, 2018
City Council hearing: September 11, 2018
Adopted: September 11, 2018

Mayor

Date

ATTEST:

City Clerk

The motion to adopt the ordinance was approved _____.

	Vote
Councilmember DeMarco	_____
Councilmember Lim	_____
Councilmember Miller	_____
Councilmember Passey	_____
Councilmember Stehle	_____
Councilmember Yi	_____

9. MOTIONS:

ATTACHMENTS: [If the City Council agrees with the staff recommendation, then Motions 9A, 9C, 9E and 9G are appropriate]

9A. Motion to approve the Comprehensive Plan Amendment.

9B. Motion to deny the Comprehensive Plan Amendment.

9C. Motion to approve the Zoning Map Amendment (rezoning).

9D. Motion to deny of the Zoning Map Amendment (rezoning).

9E. Motion to approve the Special Use Permit for disturbance in the floodplain.

9F. Motion to deny the Special Use Permit for disturbance in the floodplain.

9G. Motion to approve the Certificate of Appropriateness.

9H. Motion to deny the Certificate of Appropriateness.

COMPREHENSIVE PLAN AMENDMENT

**APPROVAL
(Recommended by Staff)**

I MOVE THAT THE CITY COUNCIL ADOPT THE ATTACHED RESOLUTION TO APPROVE AN AMENDMENT TO THE COMPREHENSIVE PLAN OF THE CITY OF FAIRFAX, VIRGINIA TO CLASSIFY AS BUSINESS – COMMERCIAL, TRANSITIONAL AND RESIDENTIAL - HIGH ON THE FUTURE LAND USE MAP FOR THE PROPERTY IDENTIFIED AS CITY OF FAIRFAX TAX MAP PARCELS 57-1-02-112, 113 AND 114.

COMPREHENSIVE PLAN AMENDMENT

DENIAL

I MOVE THAT THE CITY COUNCIL DENY THE PROPOSED AMENDMENT OF THE COMPREHENSIVE PLAN OF THE CITY OF FAIRFAX, VIRGINIA TO CLASSIFY AS BUSINESS – COMMERCIAL, TRANSITIONAL AND RESIDENTIAL - HIGH ON THE FUTURE LAND USE MAP THE PROPERTY IDENTIFIED AS CITY OF FAIRFAX TAX MAP PARCELS 57-1-02-112, 113 AND 114.

Rezoning Z-17040060

**APPROVAL
(Recommended by Staff)**

BASED ON THE PUBLIC CONVENIENCE, WELFARE AND GOOD ZONING PRACTICE, WITH RESPECT TO REZONING APPLICATION Z-17040060, WHICH HAS BEEN FILED FOR THE LAND KNOWN AS 10675 FAIRFAX BOULEVARD, 10600 CEDAR AVENUE AND 10606 CEDAR AVENUE AND MORE PARTICULARLY DESCRIBED AS TAX MAP PARCELS 57-1-02-112, 113 AND 114, I MOVE THAT THE CITY COUNCIL ADOPT THE ATTACHED ORDINANCE TO APPROVE REZONING APPLICATION Z-17040060 TO REZONE THE SUBJECT PROPERTY FROM CR – COMMERCIAL RETAIL, RM – RESIDENTIAL MEDIUM AND JOHN C. WOOD HISTORIC OVERLAY DISTRICT TO PD-M – PLANNED DEVELOPMENT MIXED USE WITH THE ARCHITECTURAL CONTROL OVERLAY DISTRICT TO REMAIN TO ALLOW DEVELOPMENT OF THE SUBJECT PROPERTY IN COMPLIANCE WITH THE MASTER DEVELOPMENT PLAN, WHICH HAS BEEN PREPARED AND SUBMITTED BY THE APPLICANT.

Rezoning Z-17040060

DENIAL

BASED ON THE PUBLIC CONVENIENCE, WELFARE AND GOOD ZONING PRACTICE, WITH RESPECT TO REZONING APPLICATION Z-17040060, WHICH HAS BEEN FILED FOR THE LAND KNOWN AS 10675 FAIRFAX BOULEVARD, 10600 CEDAR AVENUE AND 10606 CEDAR AVENUE AND MORE PARTICULARLY DESCRIBED AS TAX MAP PARCELS 57-1-02-112, 113 AND 114, I MOVE THAT THE CITY COUNCIL DENY APPLICATION Z-17040060 TO REZONE THE SUBJECT PROPERTY FROM CR – COMMERCIAL RETAIL, RM – RESIDENTIAL MEDIUM AND JOHN C. WOOD HISTORIC OVERLAY DISTRICT TO PD-M – PLANNED DEVELOPMENT MIXED USE FOR THE FOLLOWING REASONS:

(City Council may choose one or more grounds from the following sample reasons or may craft additional reasons supporting denial)

- The applicant's proposal, as set forth in the Master Development Plan, is not in conformance with the Comprehensive Plan and other adopted City goals and policies;
 - The applicant's proposal, as set forth in the Master Development Plan, will adversely impact the safety and movement of vehicular traffic upon adjacent streets;
 - The density of the applicant's proposal, as set forth the Master Development Plan, is incompatible with and will adversely impact adjacent properties and the surrounding neighborhood;
 - The applicant's proposal, as set forth in the Master Development Plan, will adversely impact the health, safety and welfare of residents living in the vicinity of the subject property.
-

Special Use Permit SU-17040061

**APPROVAL
(Recommended by Staff)**

I MOVE THAT THE CITY COUNCIL APPROVE THE REQUEST OF IDI FAIRFAX, L.C. BY ENRICO CECCHI, MANAGER OF IDI FOR A SPECIAL USE PERMIT PURSUANT TO CITY CODE SECTION 110-4.15.7.C.2 TO ALLOW REDEVELOPMENT IN A FLOODPLAIN FOR THE PREMISES KNOWN AS 10675 FAIRFAX BOULEVARD, 10600 CEDAR AVENUE AND 10606 CEDAR AVENUE AND MORE PARTICULARLY DESCRIBED AS TAX MAP PARCELS 57-1-02-112, 113 AND 114.

Special Use Permit SU-17040061

DENIAL

I MOVE THAT THE CITY COUNCIL DENY THE REQUEST OF IDI FAIRFAX, L.C. BY ENRICO CECCHI, MANAGER OF IDI FOR A SPECIAL USE PERMIT PURSUANT TO CITY CODE SECTION 110-4.15.7.C.2 TO ALLOW REDEVELOPMENT IN A FLOODPLAIN FOR THE PREMISES KNOWN AS 10675 FAIRFAX BOULEVARD, 10600 CEDAR AVENUE AND 10606 CEDAR AVENUE AND MORE PARTICULARLY DESCRIBED AS TAX MAP PARCELS 57-1-02-112, 113 AND 114 FOR THE FOLLOWING REASON(S):

[CITY COUNCIL TO PROVIDE REASON(S)]

Certificate of Appropriateness BAR-17-00406

**APPROVAL
(Recommended by Staff)**

I MOVE THAT THE CITY COUNCIL APPROVE THE REQUEST BY ENRICO CECCHI, ON BEHALF OF IDI FAIRFAX, L.C., APPLICANT, REGARDING CASE NUMBER BAR-17-00406, FOR A CERTIFICATE OF APPROPRIATENESS, IN ACCORDANCE WITH SECTION 110-6.5.6.B OF THE CITY CODE, ON THE PREMISES KNOWN AS 10675 FAIRFAX BOULEVARD, 10600 CEDAR AVENUE AND 10606 CEDAR AVENUE AND MORE PARTICULARLY DESCRIBED AS TAX MAP PARCELS 57-1-02-112, 113 AND 114, SUBJECT TO THE FOLLOWING CONDITIONS (AS MAY BE AMENDED BY CITY COUNCIL):

1. The applicant shall return to the Board of Architectural Review for final review and approval of a detailed landscape plan including an interim landscape plan for the site of the Phase 2 portion of the condominium building, as well as a detailed lighting plan, light fixture specifications, amenity locations and details, and final design and screening of any rooftop equipment or appurtenances associated with the school building.
 2. The school building shall be designed as shown in Option 2 to preserve the front façade of the school building, and as shown in Option 1 for the side and rear elevations, modified as necessary to eliminate elements from the side elevations that would obscure or alter the architectural features of the front façade.
 3. Damaged architectural elements of the front façade of the school building shall be repaired in a manner that does not alter their materials or appearance.
 4. New brickwork on the school building shall match the existing brickwork in color, mortar, and bonding pattern.
 5. The applicant shall create and implement signage design criteria for the school building in compliance with §3.8.2.F. of the Zoning Ordinance so that the architectural features of the preserved front façade are not obscured or altered.
 6. The side elevations of all townhouses shall be all brick.
 7. The modified historic structure reports for the John C. Wood House and Paul VI High School shall be revised and resubmitted to incorporate the comments included in the Director of Historic Resources' memorandum to the BAR, dated March 15, 2018, and to include additional documentation of the auditorium of Paul VI High School.
 8. The proposed changes shall be in general conformance with the review materials received by staff and modified through the date of this meeting, except as further modified by the Board of Architectural Review, the Director of Community Development and Planning, the Building Official, or Zoning as necessary.
 9. Any historic markers shall be reviewed and approved by the Director of Historic Resources prior to installation.
-

Certificate of Appropriateness BAR-17-00406

DENIAL

I MOVE THAT THE CITY COUNCIL DENY THE REQUEST BY ENRICO CECCHI, ON BEHALF OF IDI FAIRFAX, L.C., APPLICANT, REGARDING CASE NUMBER BAR-17-00406, FOR A CERTIFICATE OF APPROPRIATENESS, IN ACCORDANCE WITH SECTION 110-6.5.6.B OF THE CITY CODE, ON THE PREMISES KNOWN AS 10675 FAIRFAX BOULEVARD, 10600 CEDAR AVENUE AND 10606 CEDAR AVENUE AND MORE PARTICULARLY DESCRIBED AS TAX MAP PARCELS 57-1-02-112, 113 AND 114, FOR THE FOLLOWING REASON(S):

[City Council should choose one or more of the following as appropriate:]

1. The proposal is not consistent with the applicable provisions of the City Code, any adopted design guidelines or the Community Appearance Plan;
2. The proposal does not exhibit a combination of architectural elements, including design, line, mass, dimension, color, material, texture, lighting, landscaping, roof line, or height conforming to accepted architectural principles or exhibit external characteristics of demonstrated architectural aesthetic durability.