



NOTE: THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO THE MASTER DEVELOPMENT PLAN AND LANDSCAPE PLAN FOR A MORE ACCURATE REPRESENTATION OF DEVELOPMENT DETAILS.

NOT TO SCALE

ILLUSTRATIVE

Paul VI Development | Fairfax, Virginia







ILLUSTRATIVE - OPEN SPACE  
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The plan for the redevelopment of the Paul VI site offers several opportunities for distinctly different and useful open spaces. These spaces each have a distinct role to play, and include varied levels of intensity, use of fixtures and furnishings and planting types. They are described here separately to showcase the variety of open space type, scape and story.

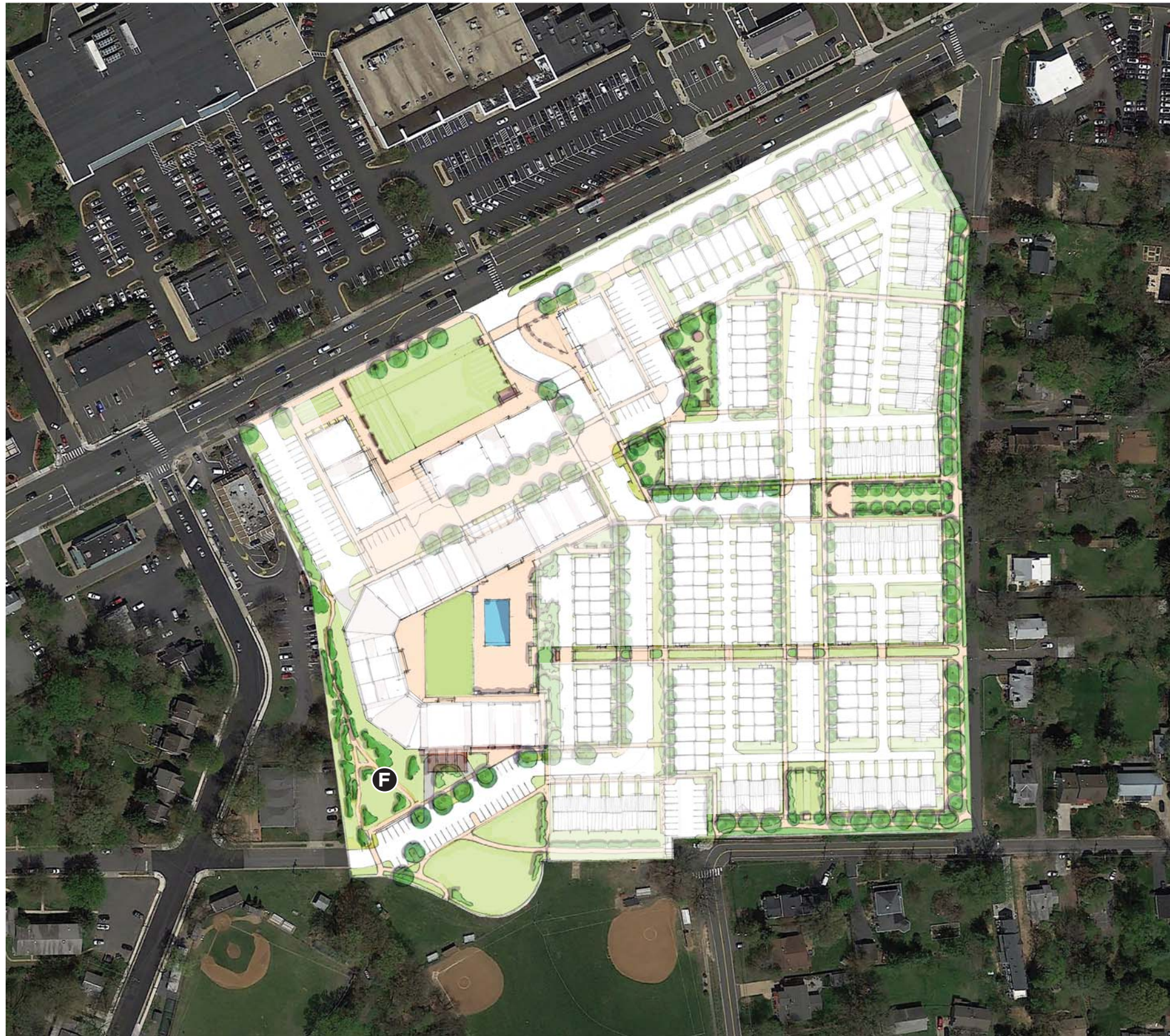
It is important to show, however, that these spaces are truly valuable because they are connected and integrated in a sophisticated and connected open space network.

- A Village Green/Reunion Square.** The existing forecourt of the school is reimagined as a welcoming, active public square. The square is shaped by active ground plane uses – primarily retail space – that coexists with the main portion of the school building, rehabilitated to an active and contributing member of the built environment. Reunion Square is imagined as a public gathering space, suitable for large and small events (the area between buildings is an acre), which can be enjoyed by residents and visitors alike. The Village Green/Reunion Square creates a new, more intimate and pedestrian-friendly format for neighborhood service that doesn't exist along Fairfax Boulevard. It is seamlessly connected to the sidewalk network, making it seamlessly accessible from within and outside the neighborhood.
- B Condo Courtyard.** The Condo Courtyard is a private amenity space for condominium owners and guests that shares similar finishes and landscape architecture to the rest of the project. The Condo Courtyard provides a variety of uses – including a swimming pool, play areas, grill and lounge areas for residents to enjoy open space close at hand.
- C Heritage Bike Trail.** Along McLean Avenue there is a significant opportunity to renew the City's relationship to transportation in a very sustainable and connected way. An 8' bike trail connects to the City's bike network and provides opportunities to connect the neighborhood with its surroundings. The trail is also an opportunity to use natural features to provide buffers and transition spaces that balance separation and integration of the two sides of the street.
- D Townhouse Green.** At the celebratory midpoint along McLean, residences are arranged along a formal green that connects the bike trail to the rest of the community. This green area provides a quiet park setting with sidewalks and benches to promote the seamless connection from mobile trail to residential enclave.
- E Leadership Park.** Along Cedar Avenue at the southern end of the property, a landscaped square that serves as an entry (for pedestrians or cyclists) is near the site of the home of Fairfax's first mayor, John C. Wood. This space is a passive green space that offers a pedestrian connection as well as an emergency vehicle connection to the south. The space is designed first as a public space, but is reinforced under the green surface to meet the requirements of emergency access.

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*At the southwestern edge of the site, we have proposed a large park forming an extension of the existing park system that continues to the north all the way to Fairfax Boulevard.*

- F Tussica Park.** This green area transitions from a small veterans memorial to the south to a commemorative greenway that references the old Tussica Creek. The areas closest to Panther Place are more active, while this green edge of the project becomes more passive and discovery-oriented as it passes by the condominium building northward. We imagine a sensitively designed “dry creek bed” with a nature trail that can help teach visitors and residents about the water story in this part of the City. Given the site’s adjacency to the American Legion post, we imagine an opportunity to honor veterans from several periods of America’s wartime history - from the Revolution to present day, including an opportunity to incorporate the Fairfax High School students’ WWII memorial in this space of quiet contemplation and honor adjacent to the existing ballfields to the south.

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The plan for the redevelopment of the Paul VI site also offers several different ways to experience the site through traveling its passages, streets and spaces. The goal was to ensure a comfortable, convenient and memorable experience from edge to center and from outside to inside, inside to out. As an important site in the City, it was vital to connect in numerous ways to the neighborhoods that surround us, rather than create barriers and walls.

This map highlights the most important pathways for allowing easy connectivity from existing neighborhoods to all that the future development has to offer.

- A Tussica Creek.** From the southern park to the northern edge of the property, pedestrians and cyclists are encouraged to take a leisurely stroll along the western edge of the site, reserved to commemorate the Tussica Creek. With a winding path and native plantings, the pathway connects active play areas with a contemplative, peaceful passage that celebrates the water story that existed here.
- B The Bikeway to the Square.** From the bikeway along McLean Avenue, visitors are provided with a multitude of connections into and through the property. The most significant is at the midpoint of the new trail which turns westward through a new park and along new streets to the Square and the commercial offerings. Arriving by bike helps significantly broaden the potential for events, commerce and community activities and the project makes allowances to ensure all modes of transportation are accommodated.
- C McLean and Cedar Passages.** At various points along the edges, smaller greenways connect the outside to the inside - intended primarily for pedestrians to experience the neighborhood's character in a direct manner. These passages are intimate, but welcoming - and provide a second layer of scale to experience the neighborhood.

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# VIEW FROM CEDAR AVENUE & OAK STREET





# VIEW FROM KEITH AVENUE



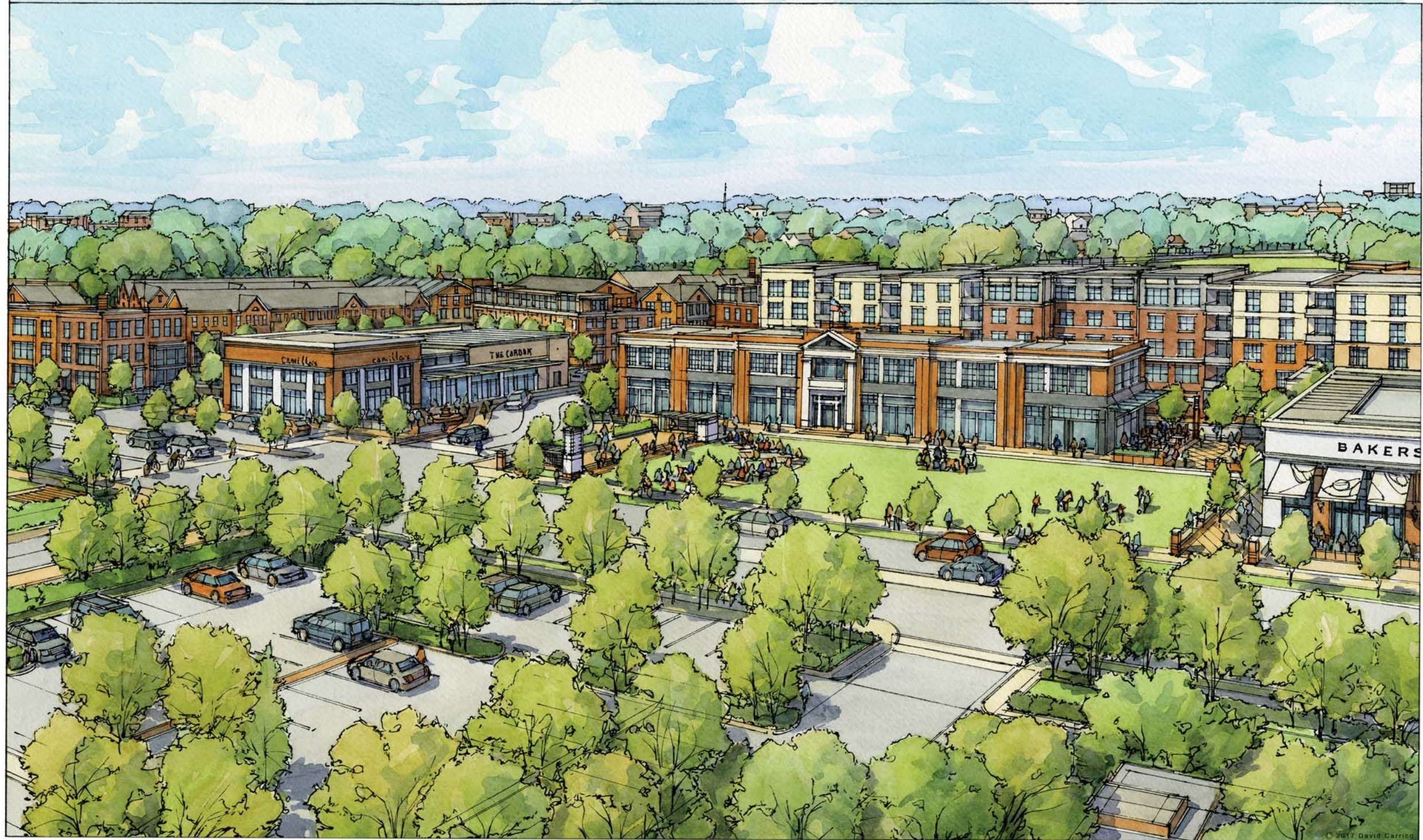
RENDERING

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# VIEW FROM THE NORTH





# VIEW ALONG MCLEAN AVENUE



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# SCHOOL BUILDING (OPTION 1)



1 FRONT ELEVATION (NORTH SIDE)



2 BACK ELEVATION (SOUTH SIDE)



3 SIDE ELEVATION (EAST SIDE)



4 SIDE ELEVATION (WEST SIDE)

ELEVATION KEY	
BRICK 3	- CUSHWA SHENANDOAH OR SIMILAR
BRICK 5	- PALMETTO WHITESTONE OR SIMILAR
CAST STONE BAND	- ROCK CAST OR SIMILAR
PTD. MTL. BAND	- PAINTED METAL BANDING
PTD. MTL. CANOPY	- PAINTED METAL CANOPY
ALUMINUM STOREFRONT	- BY YKK OR SIMILAR



# SCHOOL BUILDING (OPTION 2)



1 FRONT ELEVATION (NORTH SIDE)



2 BACK ELEVATION (SOUTH SIDE)



3 SIDE ELEVATION (EAST SIDE)



4 SIDE ELEVATION (WEST SIDE)

BRICK 5  
 STOREFRONT GLAZING (WHITE FINISH)  
 WINDOW (EXISTING TO REMAIN)  
 WINDOW (MATCH REMAIN)  
 BRICK (EXISTING TO REMAIN)  
 BRICK 3

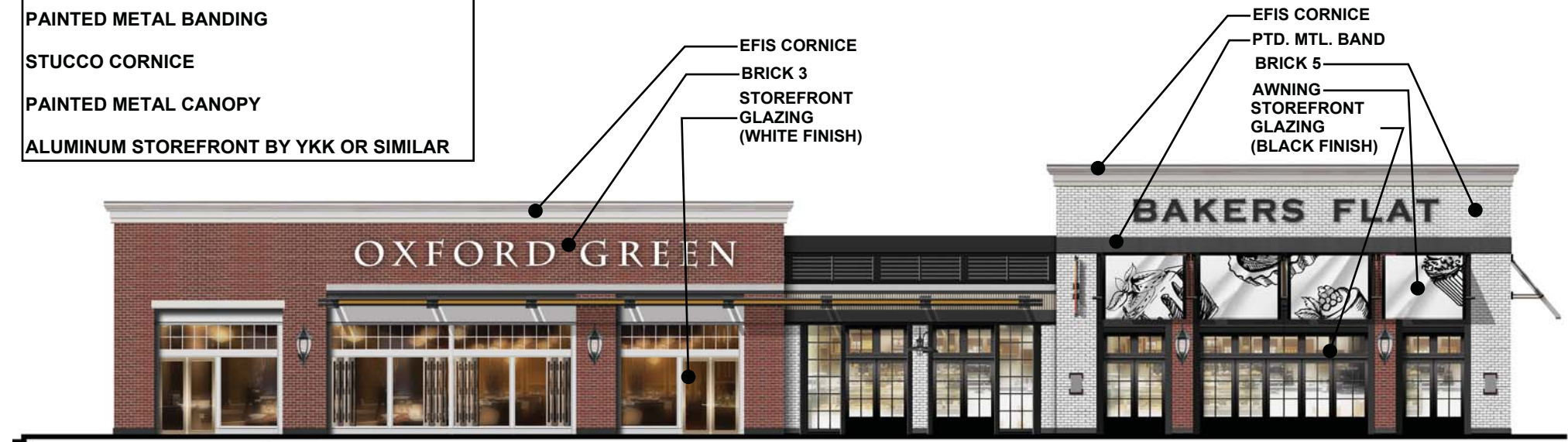
CAST STONE BAND (MATCH EXIST.)  
 BRICK 3  
 STOREFRONT GLAZING (WHITE FINISH)

**ELEVATION KEY**  
 BRICK 3 - CUSHWA SHENANDOAH OR SIMILAR  
 BRICK 5 - PALMETTO WHITESTONE OR SIMILAR  
 CAST STONE HEADER - ROCK CAST OR SIMILAR  
 ALUMINUM STOREFRONT BY YKK OR SIMILAR

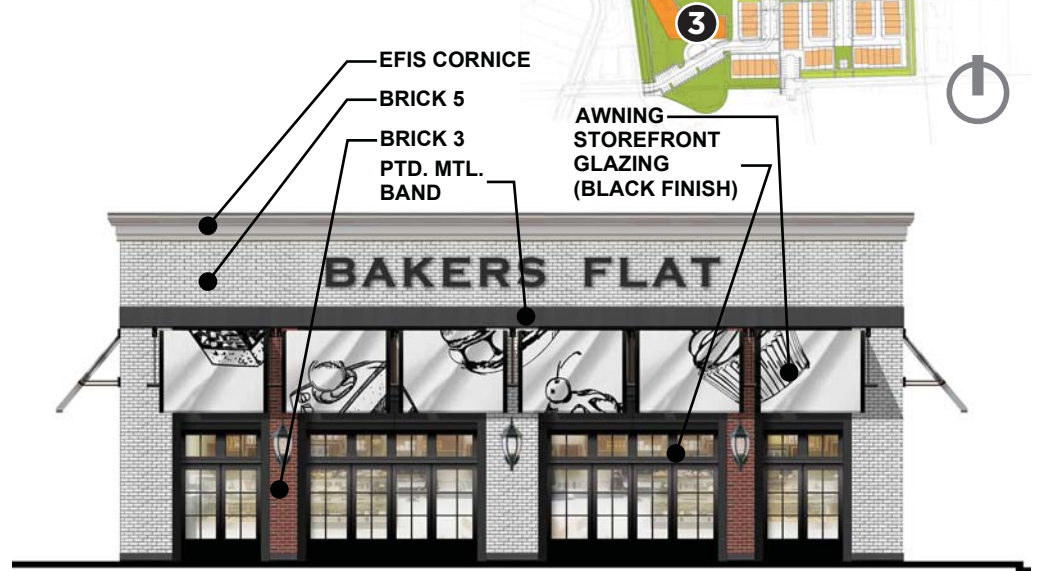


# COMMERCIAL BUILDINGS

- ELEVATION KEY**
- BRICK 3 - CUSHWA SHENANDOAH OR SIMILAR
  - BRICK 5 - PALMETTO WHITESTONE OR SIMILAR
  - CAST STONE HEADER - ROCK CAST OR SIMILAR
  - PAINTED METAL BANDING
  - STUCCO CORNICE
  - PAINTED METAL CANOPY
  - ALUMINUM STOREFRONT BY YKK OR SIMILAR



1 FRONT ELEVATION (EAST SIDE)



2 SIDE ELEVATION (NORTH SIDE)



3 SIDE ELEVATION (SOUTH SIDE)



4 BACK ELEVATION (WEST SIDE)



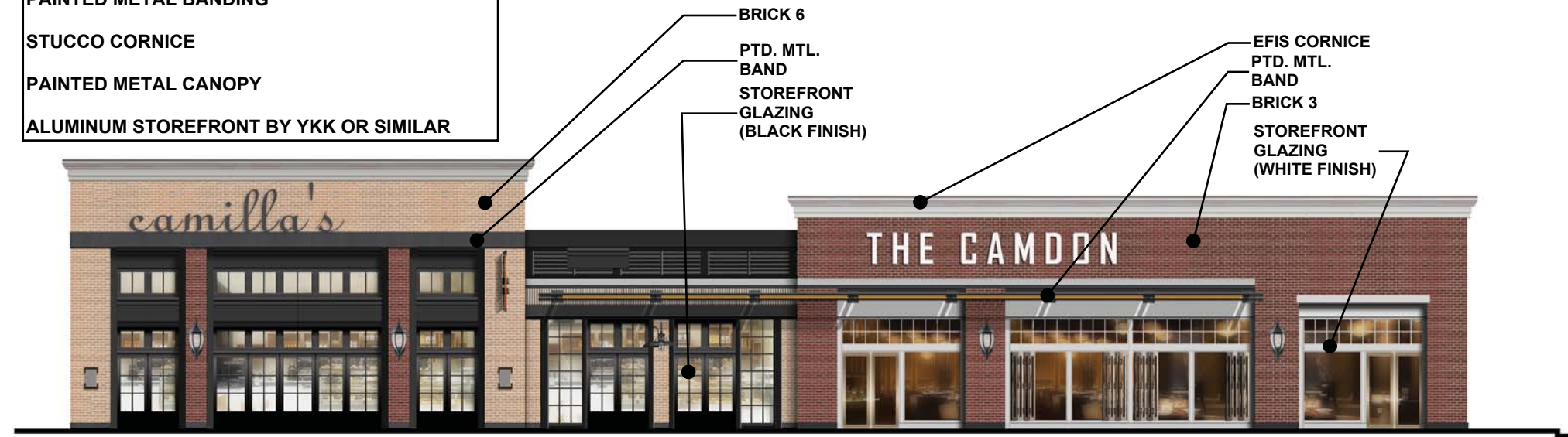
ELEVATIONS  
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# COMMERCIAL BUILDINGS

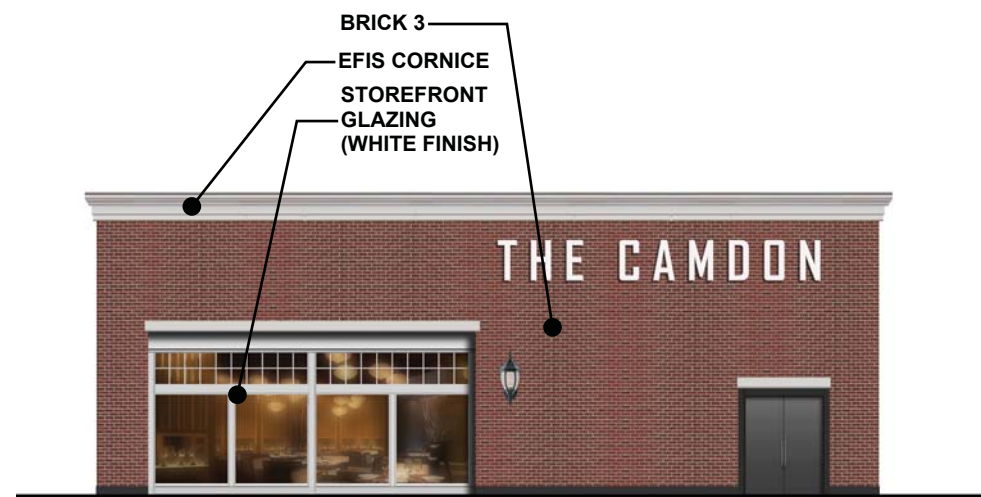
- ELEVATION KEY**
- BRICK 3 - CUSHWA SHENANDOAH OR SIMILAR
  - BRICK 6 - CONTINENTAL STANDARD 481 OR SIILAR
  - CAST STONE HEADER - ROCK CAST OR SIMILAR
  - PAINTED METAL BANDING
  - STUCCO CORNICE
  - PAINTED METAL CANOPY
  - ALUMINUM STOREFRONT BY YKK OR SIMILAR



1 FRONT ELEVATION (WEST SIDE)



2 SIDE ELEVATION (NORTH SIDE)



3 SIDE ELEVATION (SOUTH SIDE)



4 BACK ELEVATION (EAST SIDE)



ELEVATIONS  
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# TOWNHOMES - TYPE 1 - URBAN 3-STORY



NOTE: SEE NEXT PAGE FOR SIDE ELEVATIONS



1 FRONT ELEVATION (STREET SIDE)

ELEMENTS OF DESIGN BORROWING FROM SCHOOL:

- A** PRE-CAST LINTELS
- B** PRE-CAST SILLS
- C** LIGHT-COLORED TRIM
- D** VERTICALLY PROPORTIONED WINDOWS
- E** GROUPED WINDOWS



2 REAR ELEVATION (ALLEY SIDE)

ELEVATIONS

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# TOWNHOMES - TYPE 1 - URBAN 3-STORY



1 TYPICAL HIGHLY VISIBLE SIDE ELEVATION



2 TYPICAL HIGHLY VISIBLE SIDE ELEVATION

## ELEVATIONS

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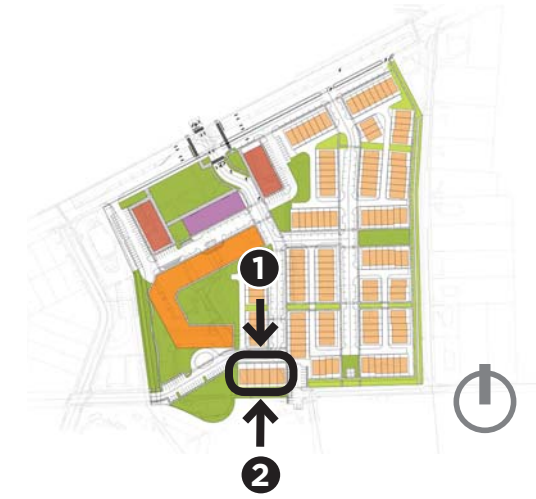


# TOWNHOMES - TYPE 2 - TRADITIONAL 3-STORY FRONT-LOADED

NOTE: SEE NEXT PAGE FOR SIDE ELEVATIONS



1 FRONT ELEVATION (STREET SIDE)



2 REAR ELEVATION

ELEMENTS OF DESIGN BORROWING FROM SCHOOL:

- A** PRE-CAST LINTELS
- B** PRE-CAST SILLS
- C** LIGHT-COLORED TRIM
- D** VERTICALLY PROPORTIONED WINDOWS
- E** GROUPED WINDOWS

ELEVATIONS

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# TOWNHOMES - TYPE 2 - TRADITIONAL 3-STORY FRONT-LOADED



1 TYPICAL HIGHLY VISIBLE SIDE ELEVATION



2 TYPICAL HIGHLY VISIBLE SIDE ELEVATION



## ELEVATIONS

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# TOWNHOMES - TYPE 3A - URBAN 3.5-STORY

NOTE: SEE NEXT PAGE FOR SIDE ELEVATIONS



1 FRONT ELEVATION (STREET SIDE)



ELEMENTS OF DESIGN BORROWING FROM SCHOOL:

- A** PRE-CAST LINTELS
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- C** LIGHT-COLORED TRIM
- D** VERTICALLY PROPORTIONED WINDOWS
- E** GROUPED WINDOWS



2 REAR ELEVATION (ALLEY SIDE)

ELEVATIONS

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# TOWNHOMES - TYPE 3A - URBAN 3.5-STORY



1 TYPICAL HIGHLY VISIBLE SIDE ELEVATION



2 TYPICAL HIGHLY VISIBLE SIDE ELEVATION

## ELEVATIONS

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# TOWNHOMES - TYPE 3B - URBAN 3.5-STORY

NOTE: SEE NEXT PAGE FOR SIDE ELEVATIONS



1 FRONT ELEVATION (STREET SIDE)



2 REAR ELEVATION (ALLEY SIDE)

ELEMENTS OF DESIGN BORROWING FROM SCHOOL:

- A PRE-CAST LINTELS
- B PRE-CAST SILLS
- C LIGHT-COLORED TRIM
- D VERTICALLY PROPORTIONED WINDOWS
- E GROUPED WINDOWS

ELEVATIONS

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# TOWNHOMES - TYPE 3B - URBAN 3.5-STORY



1 TYPICAL HIGHLY VISIBLE SIDE ELEVATION

2 TYPICAL HIGHLY VISIBLE SIDE ELEVATION



## ELEVATIONS

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# TOWNHOMES - TYPE 4 - TRADITIONAL 3-STORY

NOTE: SEE NEXT PAGE FOR SIDE ELEVATIONS



1 FRONT ELEVATION (STREET SIDE)



ELEMENTS OF DESIGN BORROWING FROM SCHOOL:

- A** PRE-CAST LINTELS
- B** PRE-CAST SILLS
- C** LIGHT-COLORED TRIM
- D** VERTICALLY PROPORTIONED WINDOWS
- E** GROUPED WINDOWS



2 REAR ELEVATION (ALLEY SIDE)

ELEVATIONS

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# TOWNHOMES - TYPE 4 - TRADITIONAL 3-STORY



1 TYPICAL HIGHLY VISIBLE SIDE ELEVATION



2 TYPICAL HIGHLY VISIBLE SIDE ELEVATION

## ELEVATIONS

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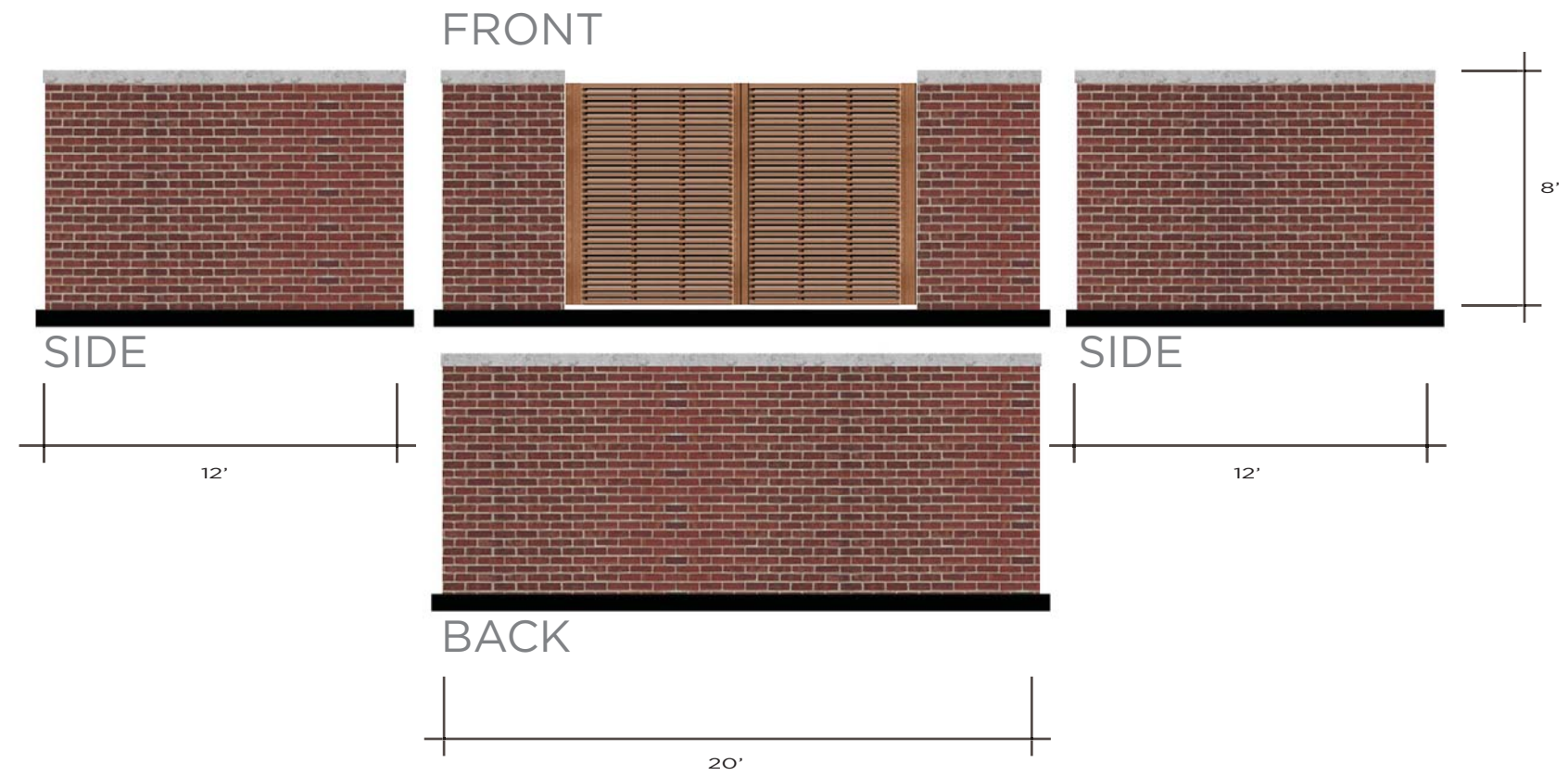




# COMMERCIAL TRASH HOLDING AREA



PROPOSED LOCATIONS



## ELEVATIONS

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NOT TO SCALE