

# VIEW ALONG MCLEAN AVENUE



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RENDERING

Paul VI Development | Fairfax, Virginia

NOT TO SCALE

Figure 1



# VIEW FROM KEITH AVENUE



RENDERING

Paul VI Development | Fairfax, Virginia

NOT TO SCALE



Figure 2

# VIEW FROM CEDAR AVENUE & OAK STREET



RENDERING

NOT TO SCALE

Paul VI Development | Fairfax, Virginia

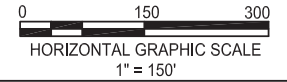
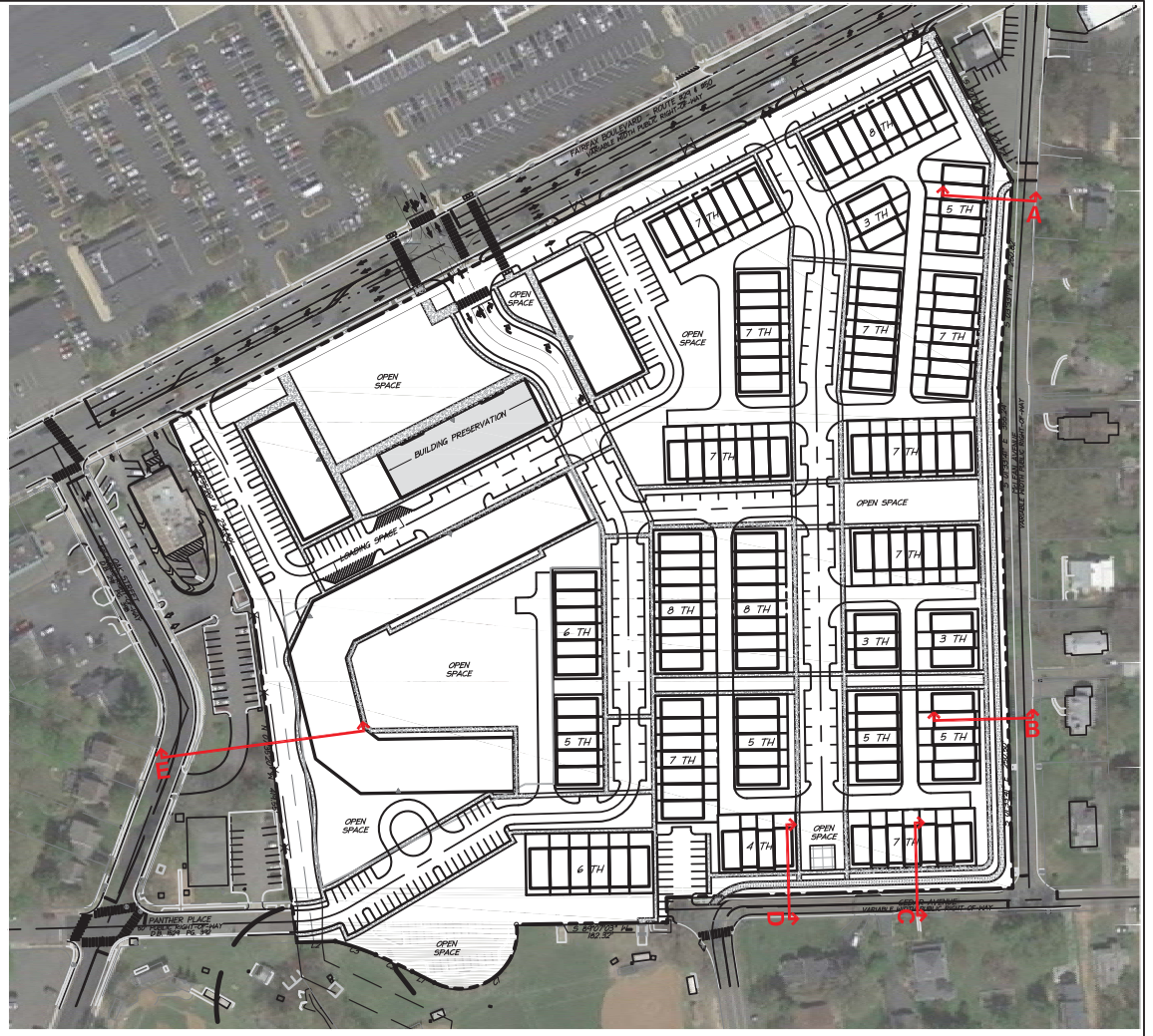
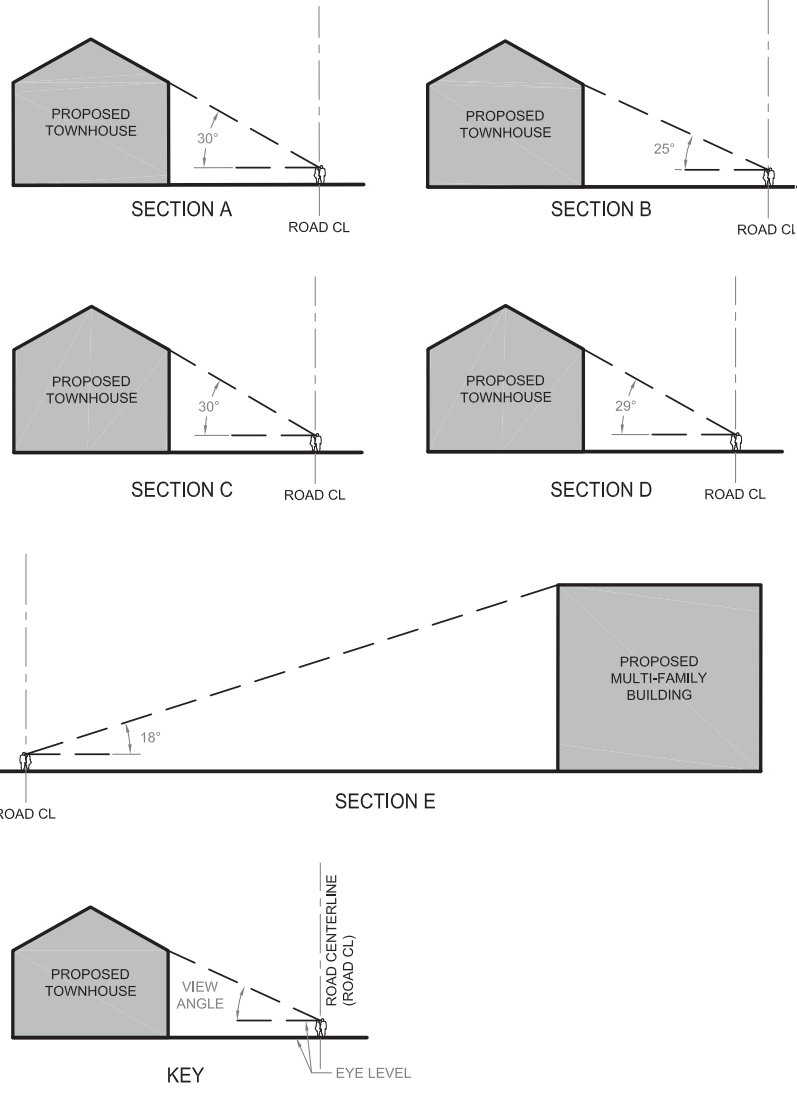


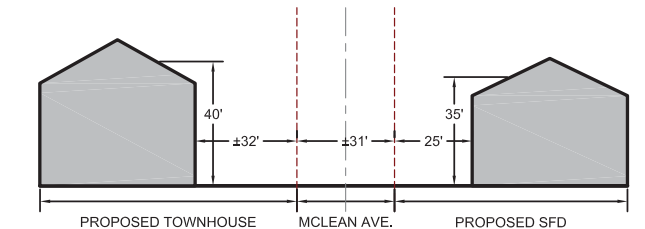
Figure 4

ANGLE OF VIEW EXHIBIT  
PAUL VI

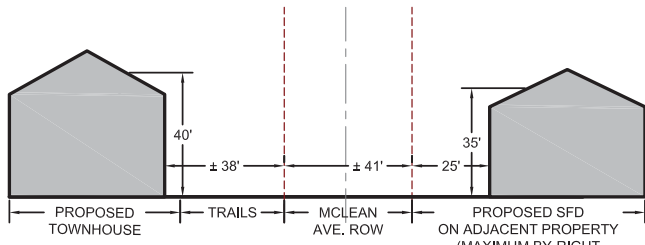


JANUARY 11, 2018  
PROJECT # 15010.002.00  
DRAWING # 107584

SHEET  
1 OF 1



SECTION A



SECTION B

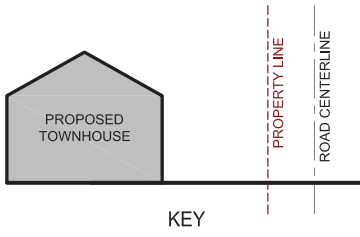
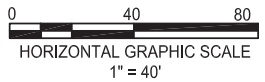
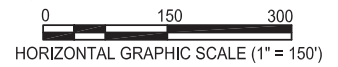


Figure 5



OVERALL MAP



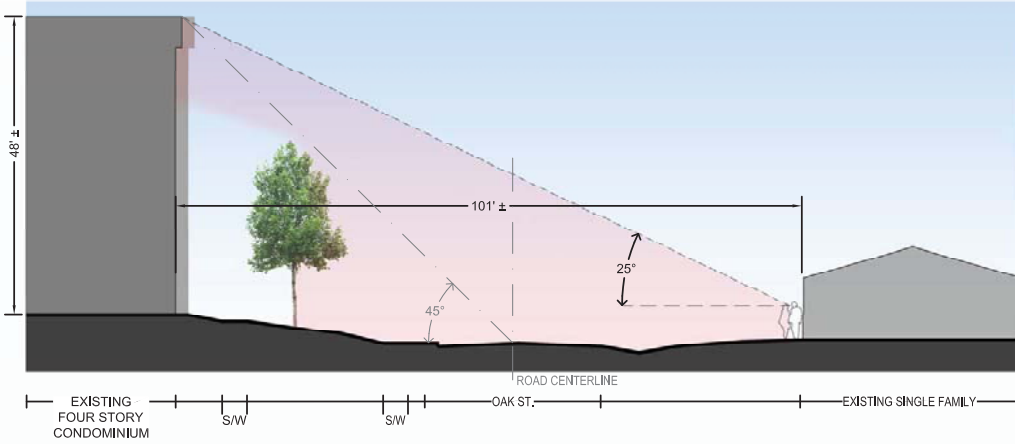
THIS EXHIBIT COMPARES THE DIMENSIONAL STANDARDS (BUILDING HEIGHT & SETBACK) FOR THE PROPOSED DEVELOPMENT WITH THE PROPERTIES ACROSS MCLEAN AVE. THE SECTIONS ABOVE SHOW THE PROPOSED TOWNHOUSE DEVELOPMENT FOR PAUL VI (ON THE LEFT) AS A 3-STORY TOWNHOUSE. THE BUILDINGS SHOWN ON THE RIGHT ARE THE PROPOSED SINGLE FAMILY DWELLING (SFD) DEVELOPMENT THAT COULD BE PERMITTED BY-RIGHT PER RM ZONING.

DIMENSIONAL STANDARDS COMPARISON EXHIBIT  
 PROPOSED TOWNHOUSES VS.  
 PROPOSED SFD (MAXIMUM BY-RIGHT PER RM ZONING)  
**PAUL VI**



JANUARY 11, 2018  
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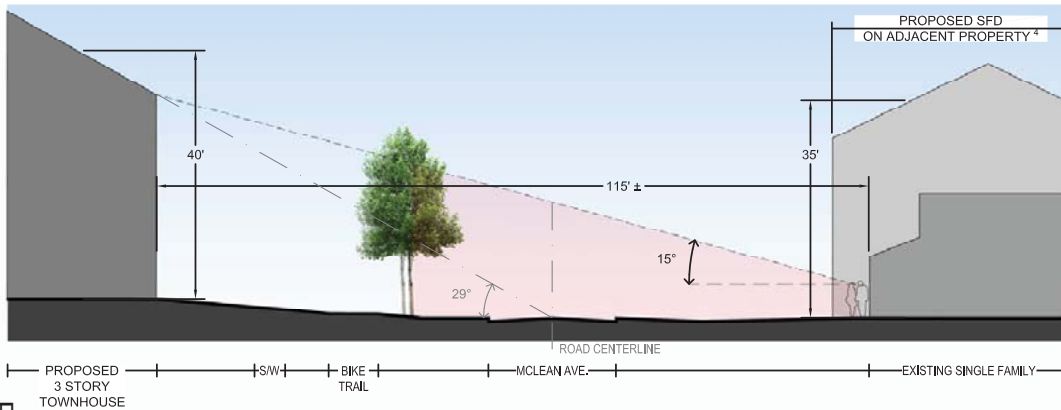
SHEET  
 1 OF 1



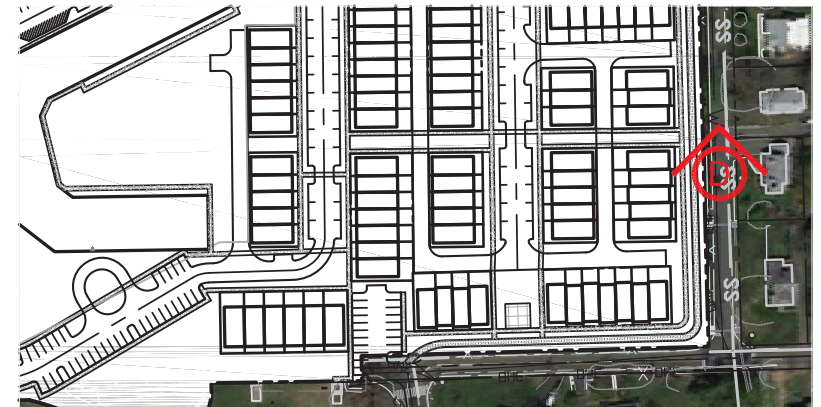
MOUNT VINEYARD - EXISTING VIEW  
FROM OAK STREET FACING SOUTH TOWARDS MAIN STREET



MOUNT VINEYARD - EXISTING VIEW  
FROM OAK STREET FACING SOUTH TOWARDS MAIN STREET



PAUL VI - PROPOSED VIEW  
FROM MCLEAN AVENUE FACING NORTH TOWARDS FAIRFAX BOULEVARD



DETAILED MAP VIEW

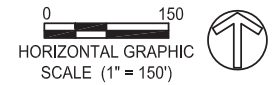
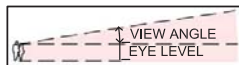


Figure 6

NOTES:

1. THIS SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY.
2. ALL MEASUREMENTS ARE APPROXIMATE.
3. THE FOLLOWING DENOTES VIEWSHED FROM PEDESTRIAN VANTAGE POINT:
4. MAXIMUM BY-RIGHT PER RM ZONING: 35' BUILDING HEIGHT & 25' FRONT YARD BUILDING SETBACK



DEVELOPMENT COMPARISON EXHIBIT  
**PAUL VI & MOUNT VINEYARD**



JANUARY 11, 2018  
PROJECT # 15010.002.00  
DRAWING # 107584

SHEET  
1 OF 1

**Table I**  
**Shared Parking Analysis Summary**  
**Paul VI - Commercial/Community Uses <sup>(1)</sup>**

<u>Land Use</u>	<u>Amount</u>	<u>Units</u>	<u>Parking Spaces</u>
<u>Demand (No Shared Parking)</u>			
Retail <sup>(1)</sup>	16,000	S.F.	80
Restaurant (Fine/Casual Dining)	4,000	S.F.	20
Community Space	<u>24,000</u>	S.F.	<u>80</u>
<b>Total</b>	<b>44,000</b>	<b>S.F.</b>	<b>180</b>
<u>Shared Parking Demand (Peak Month - Late Dec)</u>			<u>Weekday</u> <u>Weekend</u>
Retail			50      65
Restaurant (Fine/Casual Dining)			16      8
Community Space			64      55
<b>Total Shared Spaces</b>			<b>130</b> <b>128</b>
Savings Due to Sharing			(50)    (52)
Percent Saved			-28%   -29%
<b>Parking Supply</b>			<b>134</b> <b>134</b>
Extra Spaces (Supply - Demand)			4        6

Notes:

(1) City of Fairfax Base Rates Used With 10% Transit Reduction and 10% Reduction for Internal Trips (to/from residential)

**Figure 7**

**Table 1A**

**Parking Required Without Sharing**

**Paul VI - Commercial/Community Uses**

Land Use	Quantity	Demand		Mode Adjustment				Noncaptive Ratio			
		Weekday	Weekend	Weekday		Weekend		Weekday		Weekend	
				Daytime	Evening	Daytime	Evening	Daytime	Evening	Daytime	Evening
Retail	16,000 sf GLA	69	67	90%	90%	90%	90%	90%	90%	90%	90%
Employee		11	13	90%	90%	90%	90%	90%	90%	90%	90%
Fine/Casual Dining Restaurant	4,000 sf GLA	17	17	90%	90%	90%	90%	90%	90%	90%	90%
Employee		3	3	90%	90%	90%	90%	90%	90%	90%	90%
Community Use	24,000 sf GLA	72	72	90%	90%	90%	90%	90%	90%	90%	90%
Employee		8	8	90%	90%	90%	90%	90%	90%	90%	90%
Subtotal Customer/Guest Spaces		158	156								
Subtotal Employee/Resident Spaces		22	24								
Total Parking Spaces		180	180								



**Table 1B**

**Parking Required With Sharing**

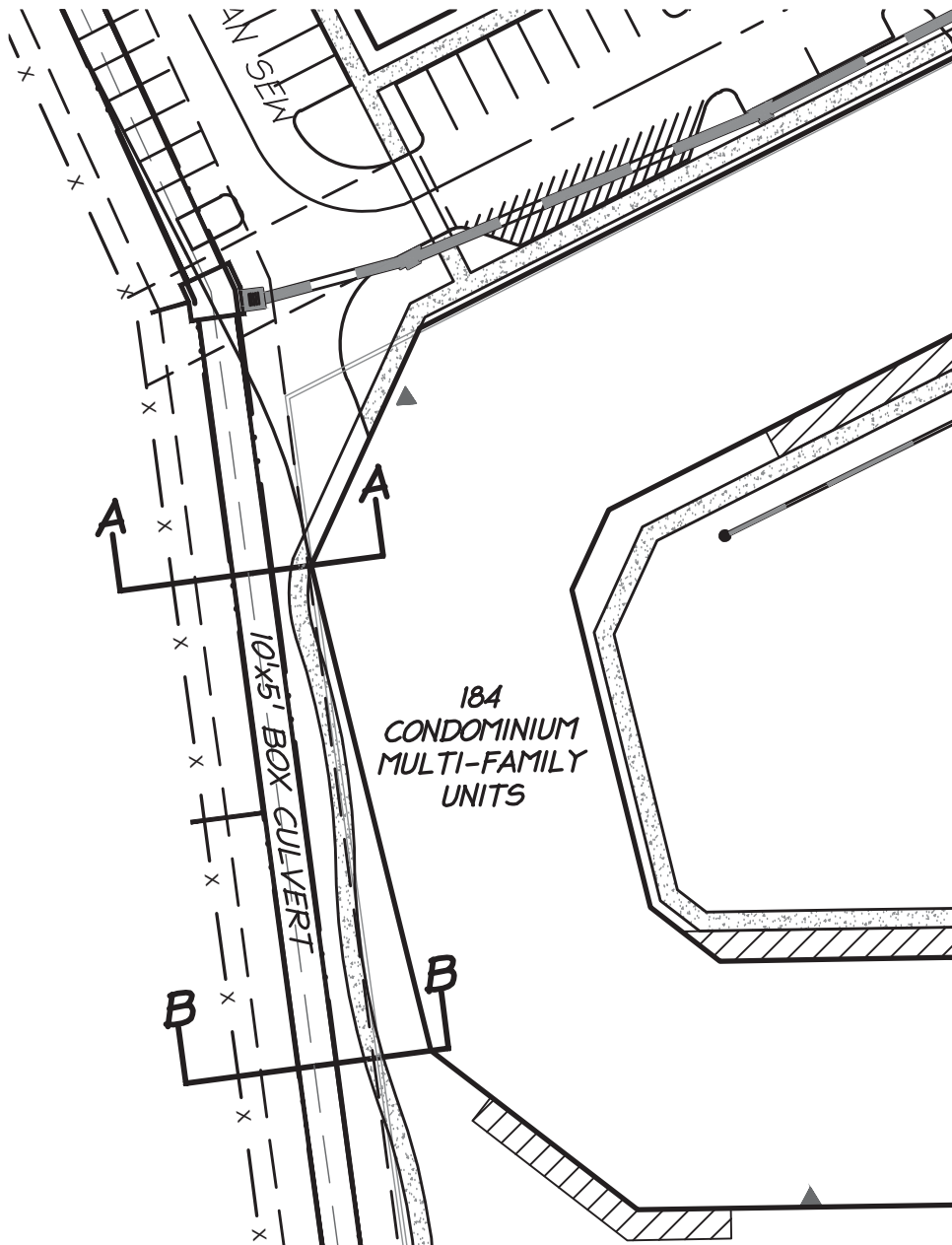
**Paul VI - Commercial/Community Uses**

Land Use	Project Data Quantity Unit		Weekday					Weekend				Weekday			Weekend		
			Base Rate	Mode Adj	Non-Captive Ratio	Project Rate	Unit	Base Rate	Mode Adj	Non-Captive Ratio	Project Rate	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand
												7 PM	December		3 PM	December	
Retail Employee	16,000	sf GLA	4.30 0.70	0.90 0.90	0.90 0.90	3.48 0.57	/ksf GLA /ksf GLA	4.20 0.80	0.90 0.90	0.90 0.90	3.40 0.65	0.75 0.95	1.00 1.00	42 8	1.00 1.00	1.00 1.00	54 11
Fine/Casual Dining Restaurant Employee	4,000	sf GLA	4.30 0.70	0.90 0.90	0.90 0.90	3.48 0.57	/ksf GLA /ksf GLA	4.20 0.80	0.90 0.90	0.90 0.90	3.40 0.65	1.00 1.00	1.00 1.00	14 2	0.45 0.75	1.00 1.00	6 2
Community Use Employee	24,000	sf GLA	3.00 0.33	0.90 0.90	0.90 0.90	2.43 0.27	/ksf GLA /ksf GLA	3.00 0.33	0.90 0.90	0.90 0.90	2.43 0.27	1.00 1.00	1.00 1.00	58 6	0.84 1.00	1.00 1.00	49 6
											Customer Employee		114 16	Customer Employee		109 19	
											<b>Total</b>		<b>130</b>	<b>Total</b>		<b>128</b>	

**Table 2**  
**Shared Parking Demand By Month**  
**Paul VI - Commercial/Community Uses**

<b><u>Month</u></b>	<b><u>Weekday</u></b>	<b><u>Weekend</u></b>
January	109	101
February	109	101
March	114	105
April	113	105
May	115	107
June	116	106
July	114	106
August	118	108
September	114	105
October	115	107
November	119	109
December	130	128

VIRGINIA STATE GRID NORTH  
NAD 83



10'X5' BOX CULVERT NOTES:

1. ADDITIONAL REINFORCING WITHIN THE CULVERT MAY BE REQUIRED AT THE TIME OF SITE PLAN REVIEW TO PROTECT FROM LATERAL PRESSURE.
2. ADDITIONAL ACCESS POINTS MAY BE REQUIRED AT SPECIFIC LOCATIONS AS REQUESTED AT TIME OF FINAL SITE PLAN.



Figure 8



**christopher**  
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10'X5' BOX CULVERT & BUILDING FOOTER EXHIBIT  
CROSS SECTION PLAN VIEW  
PAUL VI  
CONCEPT PLAN  
CITY OF FAIRFAX, VA

DESIGN: TET  
DRAWN: MFC  
CHECKED: TET  
DATE:  
01/31/2018

SCALE: 1" = 50'  
SHEET:  
1 OF 3

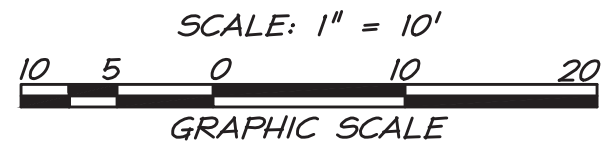
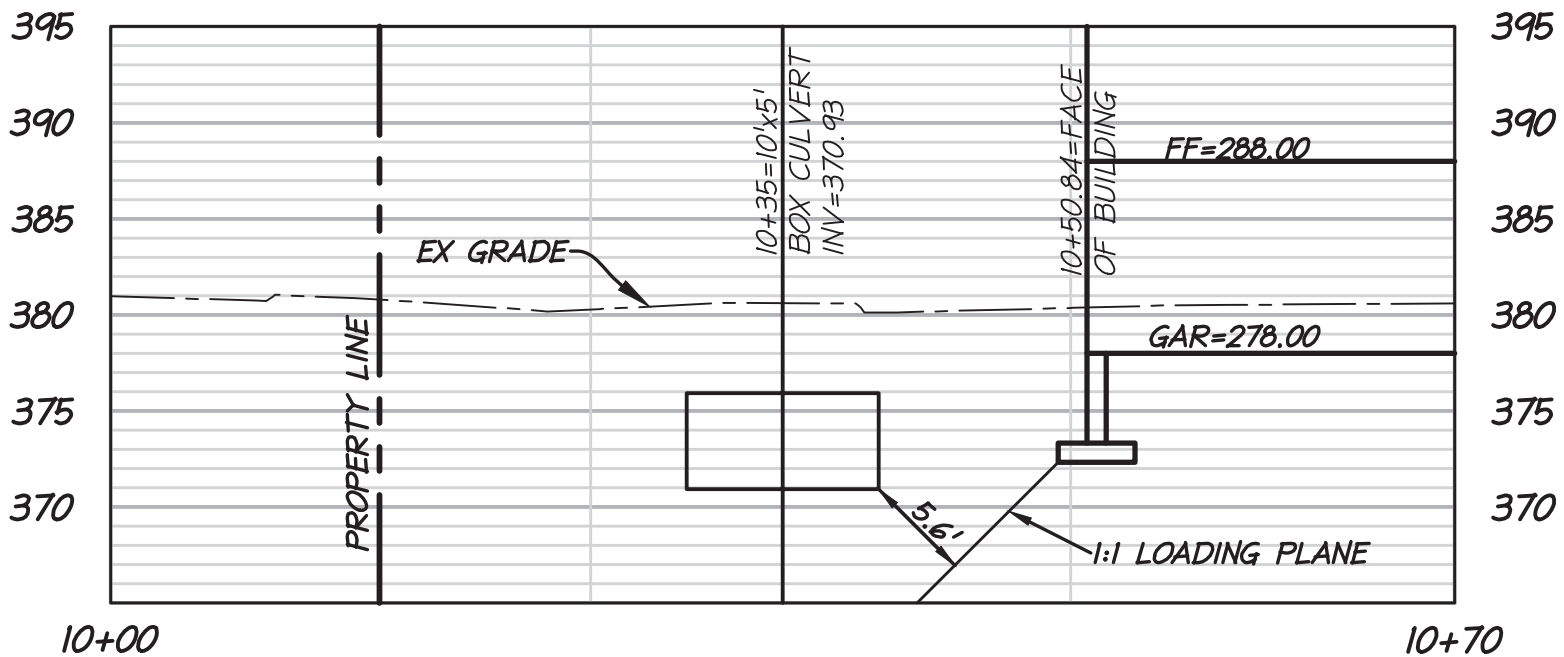


Figure 9



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10'X5' BOX CULVERT & LOADING PLAN EXHIBIT  
CROSS SECTION "A"  
PAUL VI  
CONCEPT PLAN  
CITY OF FAIRFAX, VA

DESIGN: TET  
DRAWN: MFC  
CHECKED: TET  
DATE:  
01/31/2018

SCALE: 1" = 10'

SHEET:

2 OF 3

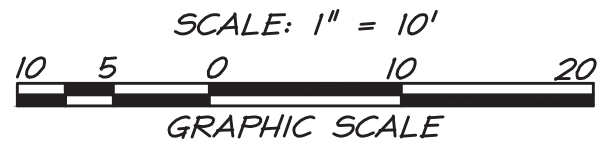
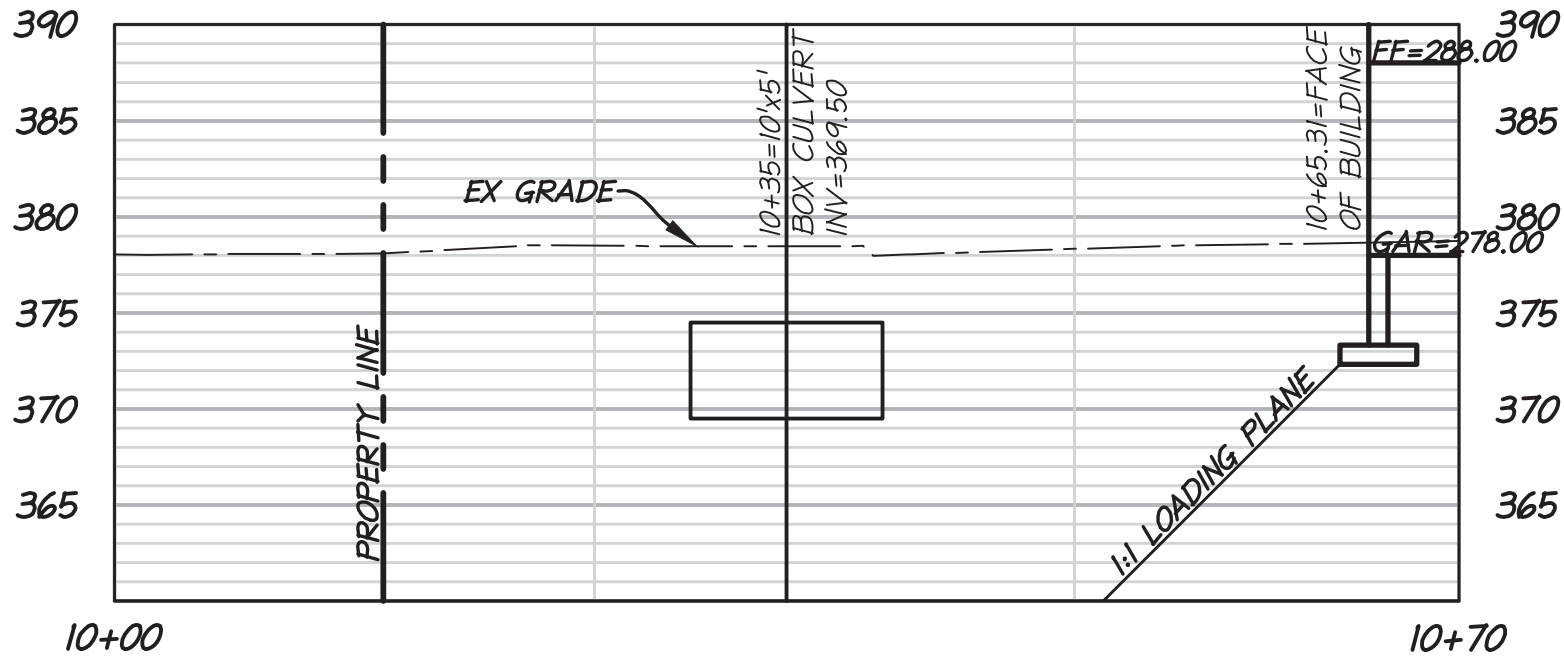


Figure 10



**christopher**  
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10'X5' BOX CULVERT & LOADING PLAN EXHIBIT  
CROSS SECTION "B"  
PAUL VI  
CONCEPT PLAN  
CITY OF FAIRFAX, VA

DESIGN: TET  
DRAWN: MFC  
CHECKED: TET  
DATE:  
01/31/2018

SCALE: 1" = 10'  
SHEET:  
3 OF 3

## TABULATIONS

### TOTAL

Linear feet along private streets:	<b>3,135</b>
Total number of trees required (1 tree for 40 feet):	<b>79</b>
Total number of trees provided:	<b>108</b>

### PRIVATE STREET

Linear feet along private street:	572
Total number of trees required (1 tree for 40 feet):	15
Total number of trees provided:	21

### PRIVATE STREET

Linear feet along private street:	375
Total number of trees required (1 tree for 40 feet):	10
Total number of trees provided:	15

### PRIVATE STREET

Linear feet along private street:	214
Total number of trees required (1 tree for 40 feet):	6
Total number of trees provided:	7

### PRIVATE STREET

Linear feet along private street:	463
Total number of trees required (1 tree for 40 feet):	12
Total number of trees provided:	19

### PRIVATE STREET

Linear feet along private street:	694
Total number of trees required (1 tree for 40 feet):	18
Total number of trees provided:	25

### PRIVATE STREET

Linear feet along private street:	817
Total number of trees required (1 tree for 40 feet):	21
Total number of trees provided:	21



Figure 11

NOT TO SCALE

## PRIVATE STREET TREE EXHIBIT PAUL VI