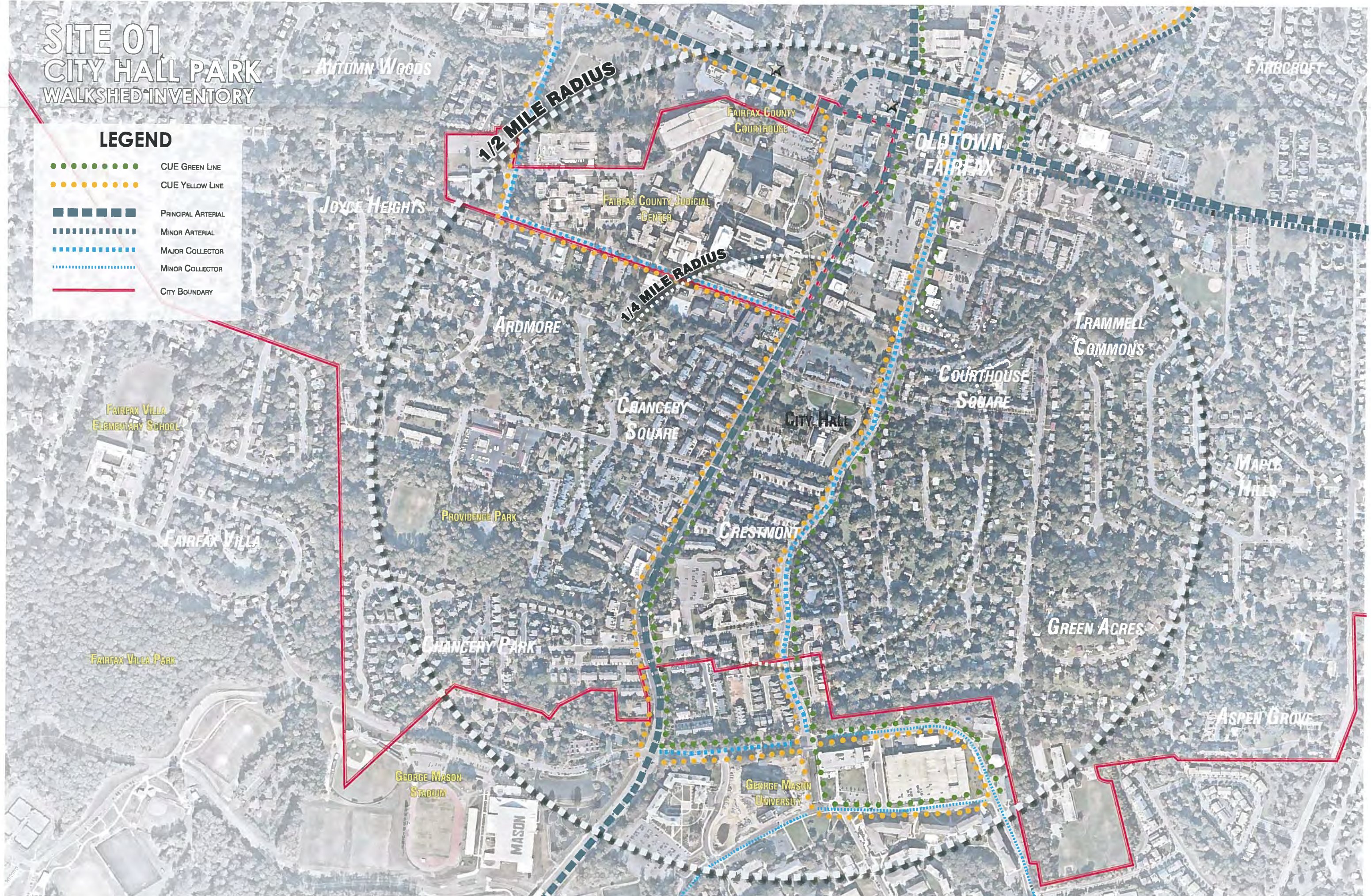


SITE 01 CITY HALL PARK WALKSHED INVENTORY





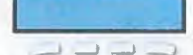

LEGEND

- CUE GREEN LINE
- CUE YELLOW LINE
- ■ ■ ■ ■ PRINCIPAL ARTERIAL
- ■ ■ ■ ■ MINOR ARTERIAL
- ■ ■ ■ ■ MAJOR COLLECTOR
- ■ ■ ■ ■ MINOR COLLECTOR
- CITY BOUNDARY



SITE 01 CITY HALL SITE INVENTORY

LEGEND

-  PEDESTRIAN CIRCULATION
-  VEHICULAR CIRCULATION
-  PROPERTY BOUNDARY
-  VEGETATIVE BOUNDARY
-  RESOURCE PROTECTION AREA
-  FLOODPLAIN
-  PROGRAMMABLE AREA



SITE 01 CITY HALL OPTION A - WITH UNDERGROUND PARKING

PROPOSED PARKING

PARKING SPACES REQUIRED

| | | |
|--|---|--|
| CITY OF FAIRFAX | 01 SPACE PER 300 SQ. FT. OF BUILDING FLOOR AREA | <small>CITY OF FAIRFAX ZONING ORDINANCE SECTION 4.2.3 - PARKING REQUIREMENTS</small> |
| BUILDING SIZE | 30,000 SQ. FT. - 100 SPACES 40,000 SQ. FT. - 133 SPACES 50,000 SQ. FT. - 167 SPACES | |
| PROPOSED PARKING | 42,700 SQ. FT. - 143 SPACES | |
| <small>*BASED ON PROPOSED BUILDING SIZE</small> | | |
| REPLACEMENT STANDARD PARKING | - 124 SPACES | |
| <small>*BASED ON EXISTING SPACES LOST IN PROPOSED DESIGN</small> | | |

TOTAL PARKING SPACES REQUIRED 267 SPACES

ADA REQUIREMENT 7 ACCESSIBLE SPACES FOR 201-300 SPACES

2010 ADA STANDARDS FOR ACCESSIBLE DESIGN TABLE 208.2 - MINIMUM NUMBER SECTION 208.2.4 - VAN PARKING SPACES

PARKING SPACES PROVIDED

| | |
|--|------------|
| STANDARD PARKING PROPOSED AT SURFACE LEVEL - | 65 SPACES |
| ACCESSIBLE PARKING PROPOSED AT SURFACE LEVEL - | 03 SPACES |
| STANDARD PARKING PROPOSED AT GARAGE LEVEL 01 - | 117 SPACES |
| ACCESSIBLE PARKING PROPOSED AT GARAGE LEVEL 01 - | 03 SPACES |
| STANDARD PARKING PROPOSED AT GARAGE LEVEL 02 - | 117 SPACES |
| ACCESSIBLE PARKING PROPOSED AT SURFACE LEVEL - | 03 SPACES |

TOTAL PROPERTY PARKING SPACES 308 SPACES
TOTAL PARKING REQUIRED 267 SPACES
STANDARD PARKING SPACE SURPLUS 41 SPACES

ADDITIONAL REQUIREMENTS

| | | |
|-------------------------|-------------------|---|
| BICYCLE PARKING | 09 BICYCLE SPACES | <small>CITY OF FAIRFAX ZONING ORDINANCE SECTION 4.2.8 - BICYCLE PARKING</small> |
| REQUIRED LOADING SPACES | 01 LOADING SPACE | <small>CITY OF FAIRFAX ZONING ORDINANCE SECTION 4.2.9 - REQUIRED LOADING SPACES</small> |



LEVEL 01

LEVEL 02



SITE 01 CITY HALL OPTION B - SURFACE PARKING ONLY

PROPOSED PARKING

PARKING SPACES REQUIRED

| | | |
|--|---|--|
| CITY OF FAIRFAX | 01 SPACE PER 300 SQ. FT. OF BUILDING FLOOR AREA | <small>CITY OF FAIRFAX ZONING ORDINANCE SECTION 4.2.3 - PARKING REQUIREMENTS</small> |
| BUILDING SIZE | 30,000 SQ. FT. - 100 SPACES | |
| | 40,000 SQ. FT. - 133 SPACES | |
| | 50,000 SQ. FT. - 167 SPACES | |
| PROPOSED PARKING | 42,700 SQ. FT. - 143 SPACES | |
| <small>*BASED ON PROPOSED BUILDING SIZE</small> | | |
| REPLACEMENT PARKING REQUIREMENT | 124 SPACES | |
| <small>*BASED ON EXISTING SPACES LOST IN PROPOSED DESIGN</small> | | |

TOTAL PARKING SPACES REQUIRED 267 SPACES

| | | |
|-----------------|--|---|
| ADA REQUIREMENT | 7 ACCESSIBLE SPACES FOR 201-300 SPACES | <small>2010 ADA STANDARDS FOR ACCESSIBLE DESIGN TABLE 208.2 - MINIMUM NUMBER SECTION 208.2.4 - VAN PARKING SPACES</small> |
| | 6 TYPICAL ACCESSIBLE SPACES | |
| | 1 VAN ACCESSIBLE SPACE | |

PARKING SPACES PROVIDED

| | |
|--|------------|
| STANDARD PARKING PROPOSED AT PARKING LOT A - | 66 SPACES |
| ACCESSIBLE PARKING PROPOSED AT PARKING LOT A - | 04 SPACES |
| STANDARD PARKING PROPOSED AT PARKING LOT B - | 121 SPACES |
| ACCESSIBLE PARKING PROPOSED AT PARKING LOT B - | 06 SPACES |
| STANDARD PARKING PROPOSED AT PARKING LOT C - | 78 SPACES |
| ACCESSIBLE PARKING PROPOSED AT PARKING LOT C - | 03 SPACES |

| | |
|--------------------------------------|-------------------|
| TOTAL PROPERTY PARKING SPACES | 278 SPACES |
| TOTAL PARKING REQUIRED | 267 SPACES |
| STANDARD PARKING SPACE SURPLUS | 11 SPACES |

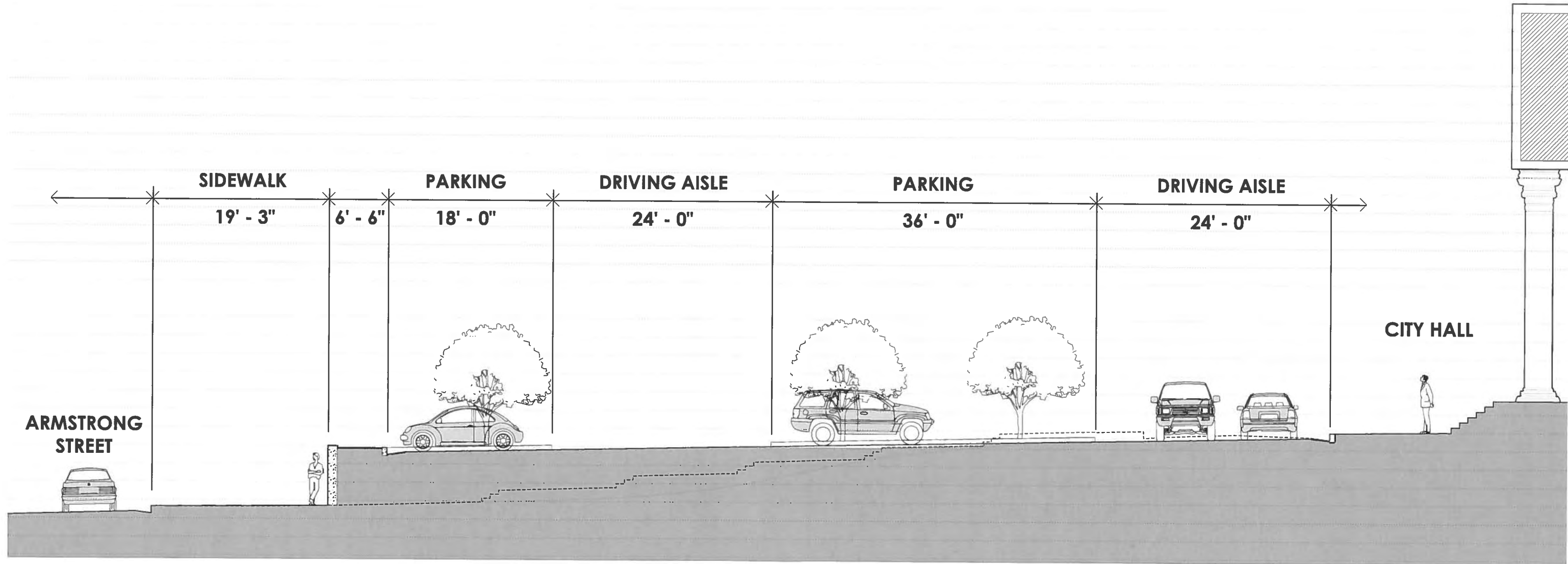
ADDITIONAL REQUIREMENTS

| | | |
|-------------------------|-------------------|---|
| BICYCLE PARKING | 09 BICYCLE SPACES | <small>CITY OF FAIRFAX ZONING ORDINANCE SECTION 4.2.8 - BICYCLE PARKING</small> |
| REQUIRED LOADING SPACES | 01 LOADING SPACE | <small>CITY OF FAIRFAX ZONING ORDINANCE SECTION 4.2.9 - REQUIRED LOADING SPACES</small> |



SITE 01 CITY HALL OPTION B - SURFACE PARKING ONLY

488
484
480
476
472
468
464
460
456
452
448
444
440
436
432
428
424
420



SITE SECTION 1B
NOT TO SCALE

SITE 01 CITY HALL OPTION C - SURFACE PARKING ONLY

PROPOSED PARKING

PARKING SPACES REQUIRED

| | | |
|-----------------|---|--|
| CITY OF FAIRFAX | 01 SPACE PER 300 SQ. FT. OF BUILDING FLOOR AREA | <small>CITY OF FAIRFAX ZONING ORDINANCE SECTION 4.2.3 - PARKING REQUIREMENTS</small> |
| BUILDING SIZE | 30,000 SQ. FT. - 100 SPACES | |
| | 40,000 SQ. FT. - 133 SPACES | |
| | 50,000 SQ. FT. - 167 SPACES | |

PROPOSED PARKING 42,700 SQ. FT. - 143 SPACES
*BASED ON PROPOSED BUILDING SIZE

REPLACEMENT PARKING REQUIREMENT - 124 SPACES
*BASED ON EXISTING SPACES LOST IN PROPOSED DESIGN

TOTAL PARKING SPACES REQUIRED 267 SPACES

ADA REQUIREMENT 7 ACCESSIBLE SPACES FOR 201-300 SPACES
6 TYPICAL ACCESSIBLE SPACES
1 VAN ACCESSIBLE SPACE
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN TABLE 206.2 - MINIMUM NUMBER OF TYPICAL VAN PARKING SPACES

PARKING SPACES PROVIDED

| | |
|--|------------|
| STANDARD PARKING PROPOSED AT PARKING LOT A - | 66 SPACES |
| ACCESSIBLE PARKING PROPOSED AT PARKING LOT A - | 04 SPACES |
| STANDARD PARKING PROPOSED AT PARKING LOT B - | 121 SPACES |
| ACCESSIBLE PARKING PROPOSED AT PARKING LOT B - | 06 SPACES |
| STANDARD PARKING PROPOSED AT PARKING LOT C - | 51 SPACES |
| ACCESSIBLE PARKING PROPOSED AT PARKING LOT C - | 03 SPACES |

TOTAL PROPERTY PARKING SPACES 251 SPACES
TOTAL PARKING REQUIRED 267 SPACES
STANDARD PARKING SPACE DEFICIT (16 SPACES)

ADDITIONAL REQUIREMENTS

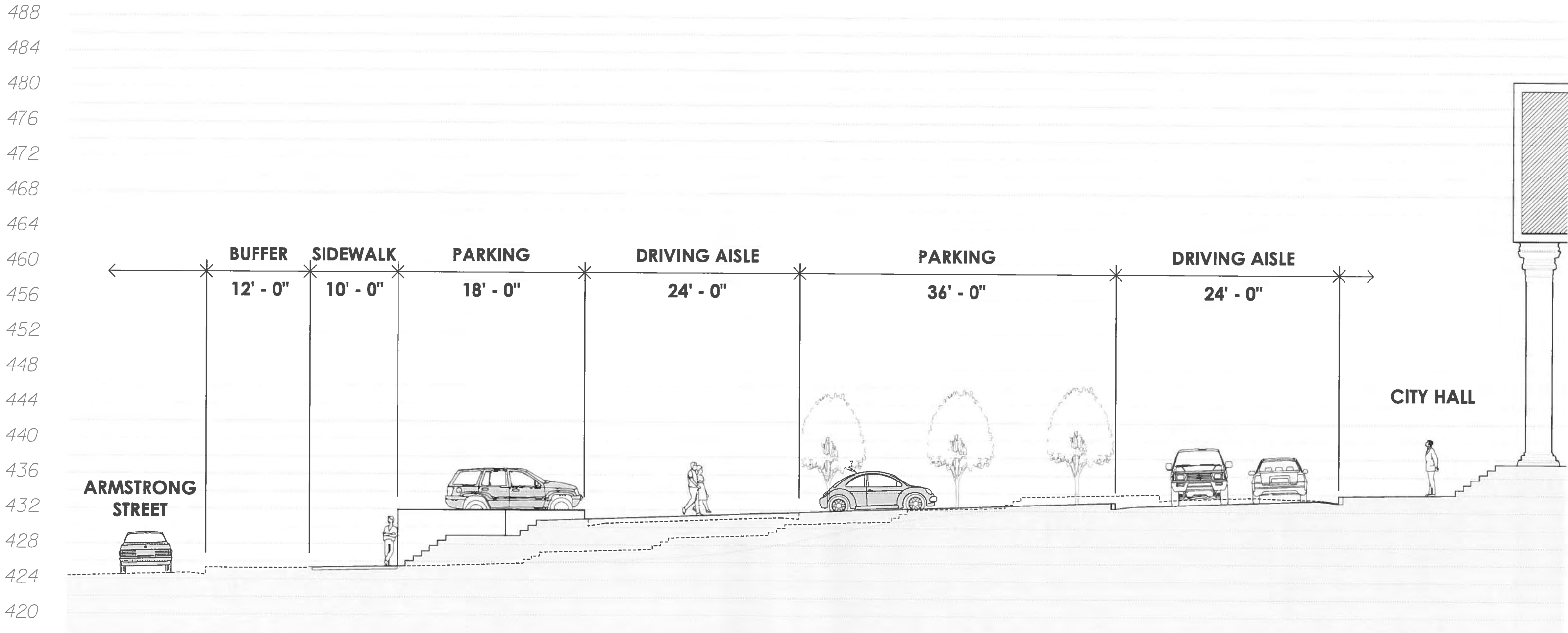
BICYCLE PARKING 09 BICYCLE SPACES
REQUIRED LOADING SPACES 01 LOADING SPACE
CITY OF FAIRFAX ZONING ORDINANCE SECTION 4.2.8 - BICYCLE PARKING
CITY OF FAIRFAX ZONING ORDINANCE SECTION 4.2.1 - REQUIRED LOADING SPACES

SETBACKS

ZONING DISTRICT RESIDENTIAL MEDIUM
FRONT SETBACK 50'-0" FROM ESTABLISHED ROW CL
SIDE SETBACK 45'-0" FROM ESTABLISHED ROW CL
CITY OF FAIRFAX ZONING MAP OCTOBER 1, 2016
CITY OF FAIRFAX ZONING ORDINANCE SECTION 4.1.12 - REQUIRED YARD SETBACKS



SITE 01 CITY HALL OPTION C - SURFACE PARKING ONLY



SITE SECTION 1C
NOT TO SCALE

CITY HALL

EXISTING STREET VIEW

NORTHBOUND CHAIN BRIDGE ROAD

EXISTING VICTORY
PARK TREELINE

EXISTING VICTORY
PARK TREELINE

EXISTING PARKING LOT



CITY HALL

PROPOSED OPTION A COMMUNITY CENTER
NORTHBOUND CHAIN BRIDGE ROAD

PROPOSED STREETScape
TO BLEND NEW COMMUNITY CENTER

EXISTING VICTORY PARK TREELINE
TO BE PRESERVED

VICTORY PARK PRESERVED

EXISTING VEHICULAR ENTRANCE
REMOVED

PEDESTRIAN ENTRANCE
FROM CHAIN BRIDGE ROAD

NEW VEHICULAR ENTRANCE

