

SITE 03 PROVIDENCE PARK WALKSHED INVENTORY








LEGEND

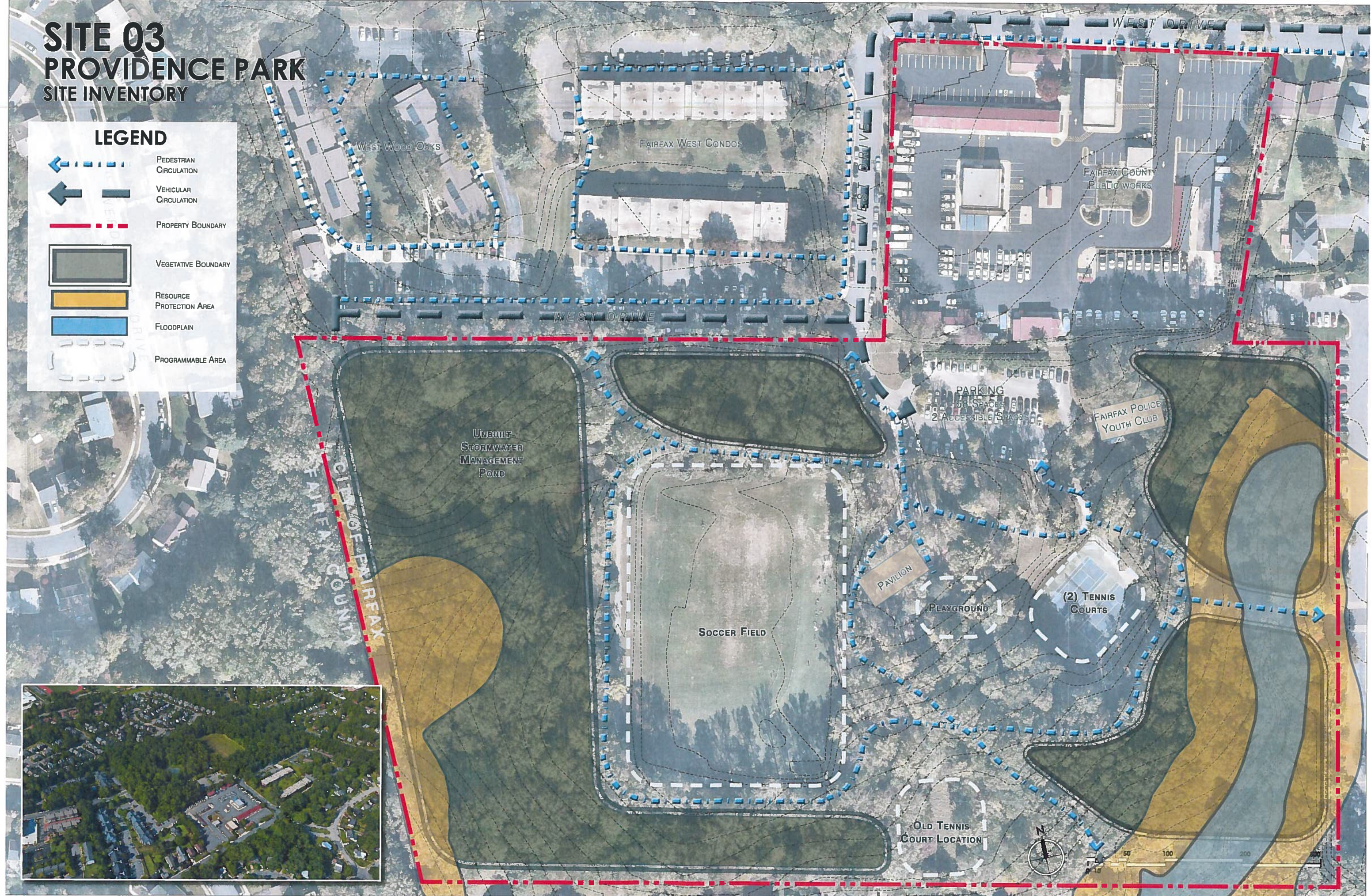
- CUE GREEN LINE
- CUE YELLOW LINE
- ▬▬▬▬▬ PRINCIPAL ARTERIAL
- ▬▬▬▬▬ MINOR ARTERIAL
- ▬▬▬▬▬ MAJOR COLLECTOR
- ▬▬▬▬▬ MINOR COLLECTOR
- ▬▬▬▬▬ CITY BOUNDARY



SITE 03 PROVIDENCE PARK SITE INVENTORY

LEGEND

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



SITE 03

PROVIDENCE PARK

OPTION A - WITH UNDERGROUND PARKING

PROPOSED PARKING

PARKING SPACES REQUIRED

CITY OF FAIRFAX	01 SPACE PER 300 SQ. FT. OF BUILDING FLOOR AREA
BUILDING SIZE	30,000 SQ. FT. - 100 SPACES
	40,000 SQ. FT. - 133 SPACES
	50,000 SQ. FT. - 167 SPACES

CITY OF FAIRFAX ZONING ORDINANCE SECTION 4.2.3 - PARKING REQUIREMENTS

PROPOSED BUILDING 40,000 SQ. FT. - 133 SPACES
*BASED ON PROPOSED BUILDING SIZE

REPLACEMENT PARKING REQUIREMENT - 72 SPACES
*BASED ON EXISTING SPACES LOST IN PROPOSED DESIGN

TOTAL PARKING SPACES REQUIRED 205 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 208.2 - IMPERMEABLE SURFACES SECTION 202.4 - VAN PARKING SPACES

PARKING SPACES PROVIDED

STANDARD PARKING PROPOSED AT SURFACE LEVEL -	77 SPACES
ACCESSIBLE PARKING PROPOSED ON SURFACE -	03 SPACES
STANDARD PARKING PROPOSED AT PARKING GARAGE	205 SPACES
ACCESSIBLE PARKING PROPOSED -	04 SPACES

TOTAL PROPERTY PARKING SPACES 289 SPACES
TOTAL PARKING REQUIRED 205 SPACES
STANDARD PARKING SPACE SURPLUS 84 SPACES

ADDITIONAL REQUIREMENTS

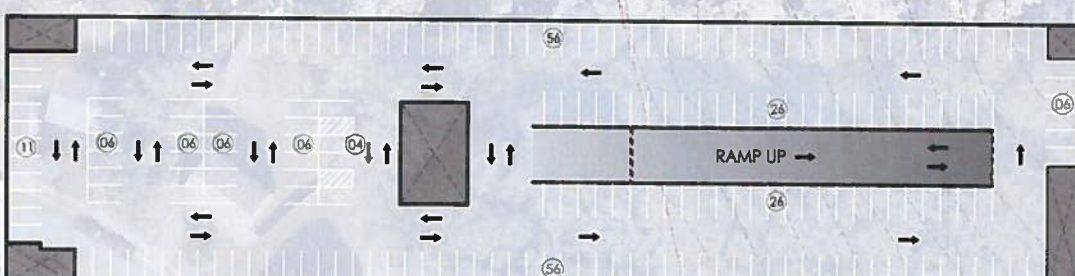
BICYCLE PARKING	15 BICYCLE SPACES
REQUIRED LOADING SPACES	01 LOADING SPACE

CITY OF FAIRFAX ZONING ORDINANCE SECTION 4.2.8 - BICYCLE PARKING
CITY OF FAIRFAX ZONING ORDINANCE SECTION 4.2.9 - REQUIRED LOADING SPACES

SETBACKS

ZONING DISTRICT	RESIDENTIAL LOW
FRONT SETBACK	65'-0" FROM ESTABLISHED ROW CL
SIDE SETBACK	55'-0" FROM ESTABLISHED ROW CL

CITY OF FAIRFAX ZONING MAP OCTOBER 1, 2014
CITY OF FAIRFAX ZONING ORDINANCE SECTION 1.8.12 - REQUIRED YARD SETBACKS



LEVEL 01

SITE 03

PROVIDENCE PARK

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 4.2.1 - 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 40,000 SQ. FT. - 133 SPACES
*BASED ON PROPOSED BUILDING SIZE

REPLACEMENT PARKING REQUIREMENT - 72 SPACES
*BASED ON EXISTING SPACES LOST IN PROPOSED DESIGN

TOTAL PARKING SPACES REQUIRED 205 SPACES

ADA REQUIREMENT	7 ACCESSIBLE SPACES FOR 201-300 SPACES	<small>2010 ADA STANDARDS FOR ACCESSIBLE DESIGN TABLE 503.2 - MINIMUM NUMBER SECTION 503.2.4 - VAN PARKING SPACES</small>
	6 TYPICAL ACCESSIBLE SPACES	
	1 VAN ACCESSIBLE SPACE	

PARKING SPACES PROVIDED

STANDARD PARKING PROPOSED AT WEST PARKING LOT-	99 SPACES
ACCESSIBLE PARKING PROPOSED -	02 SPACES
STANDARD PARKING PROPOSED AT EAST PARKING LOT-	107 SPACES
ACCESSIBLE PARKING PROPOSED -	09 SPACES

TOTAL PROPERTY PARKING SPACES 217 SPACES
 TOTAL PARKING REQUIRED 205 SPACES
 STANDARD PARKING SPACE SURPLUS 12 SPACES

ADDITIONAL REQUIREMENTS

BICYCLE PARKING	15 BICYCLE SPACES	<small>CITY OF FAIRFAX ZONING ORDINANCE SECTION 4.2.2 - BICYCLE PARKING</small>
REQUIRED LOADING SPACES	01 LOADING SPACE	<small>CITY OF FAIRFAX ZONING ORDINANCE SECTION 4.2.1 - REQUIRED LOADING SPACES</small>

SETBACKS

ZONING DISTRICT	RESIDENTIAL LOW	<small>CITY OF FAIRFAX ZONING MAP OCTOBER 1, 2016</small>
FRONT SETBACK	65'-0" FROM ESTABLISHED ROW CL	<small>CITY OF FAIRFAX ZONING ORDINANCE SECTION 1.3.12 - REQUIRED YARD SETBACKS</small>
SIDE SETBACK	55'-0" FROM ESTABLISHED ROW CL	



SITE 03

PROVIDENCE PARK

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	46,200 SQ. FT. - 154 SPACES	
<small>*BASED ON PROPOSED BUILDING SIZE</small>		
REPLACEMENT PARKING REQUIREMENT -	68 SPACES	
<small>*BASED ON EXISTING SPACES LOST IN PROPOSED DESIGN</small>		
REPLACEMENT ACCESSIBLE PARKING -	07 SPACES	
<small>*BASED ON EXISTING SPACES LOST IN PROPOSED DESIGN</small>		
TOTAL PARKING SPACES REQUIRED	229 SPACES	
ADA REQUIREMENT	7 ACCESSIBLE SPACES FOR 201-300 SPACES	<small>2010 ADA STANDARDS FOR ACCESSIBLE DESIGN TABLE 208.2 - MINIMUM NUMBER SECTION 208.3.4 - VAN PARKING SPACES</small>
	6 TYPICAL ACCESSIBLE SPACES	
	1 VAN ACCESSIBLE SPACE	

PARKING SPACES PROVIDED

STANDARD PARKING PROPOSED AT COMMUNITY CENTER -	215 SPACES
STANDARD PARKING PROPOSED AT PROVIDENCE PARK -	32 SPACES
ACCESSIBLE PARKING PROPOSED -	8 SPACES
TOTAL PROPERTY PARKING SPACES	255 SPACES
TOTAL PARKING REQUIRED	229 SPACES
STANDARD PARKING SPACE SURPLUS	26 SPACES

ADDITIONAL REQUIREMENTS

BICYCLE PARKING	14 BICYCLE SPACES	<small>CITY OF FAIRFAX ZONING ORDINANCE SECTION 4.2.3 - BICYCLE PARKING</small>
REQUIRED LOADING SPACES	01 LOADING SPACE	<small>CITY OF FAIRFAX ZONING ORDINANCE SECTION 4.2.9 - REQUIRED LOADING SPACES</small>
REQUIRED LANDSCAPING	TY3 TRANSITIONAL YARD ADJACENT TO RESIDENTIAL ZONED PROPERTY (BUFFER SCREEN)	<small>CITY OF FAIRFAX ZONING ORDINANCE SECTION 4.5.7 - PERIMETER</small>

SETBACKS

ZONING DISTRICT	RESIDENTIAL LOW	<small>CITY OF FAIRFAX ZONING MAP OCTOBER 1, 2014</small>
FRONT SETBACK	65'-0" FROM ESTABLISHED ROW CL	<small>CITY OF FAIRFAX ZONING ORDINANCE SECTION 1.5.12 - REQUIRED YARD SETBACKS</small>
SIDE SETBACK	55'-0" FROM ESTABLISHED ROW CL	



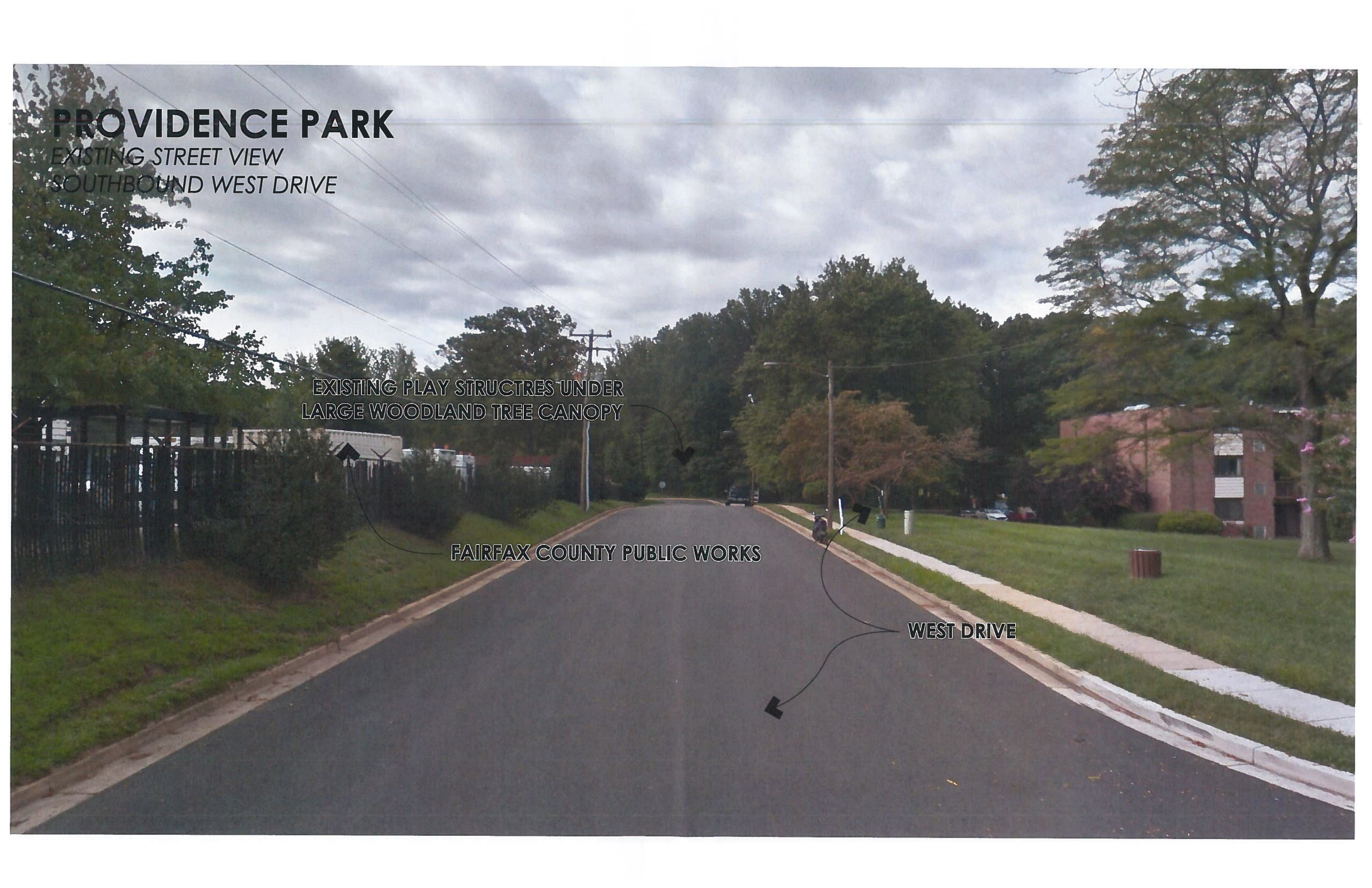
PROVIDENCE PARK

EXISTING STREET VIEW
SOUTHBOUND WEST DRIVE

EXISTING PLAY STRUCTRES UNDER
LARGE WOODLAND TREE CANOPY

FAIRFAX COUNTY PUBLIC WORKS

WEST DRIVE



PROVIDENCE PARK

PROPOSED OPTION A COMMUNITY CENTER
SOUTHBOUND WEST DRIVE

PARK'S WOODLAND
CHARACTER RESERVED

VEHICULAR ENTRANCE
TO PARK

PROPOSED ROW
OF TREES

RECONFIGURED PARKING
SPACES REMOVED REPLACED IN KIND

PROPOSED COMMUNITY
CENTER

EXISTING VEHICULAR ENTRANCE
REMOVED

PEDESTRIAN ENTRANCE
FROM CHAIN BRIDGE ROAD

