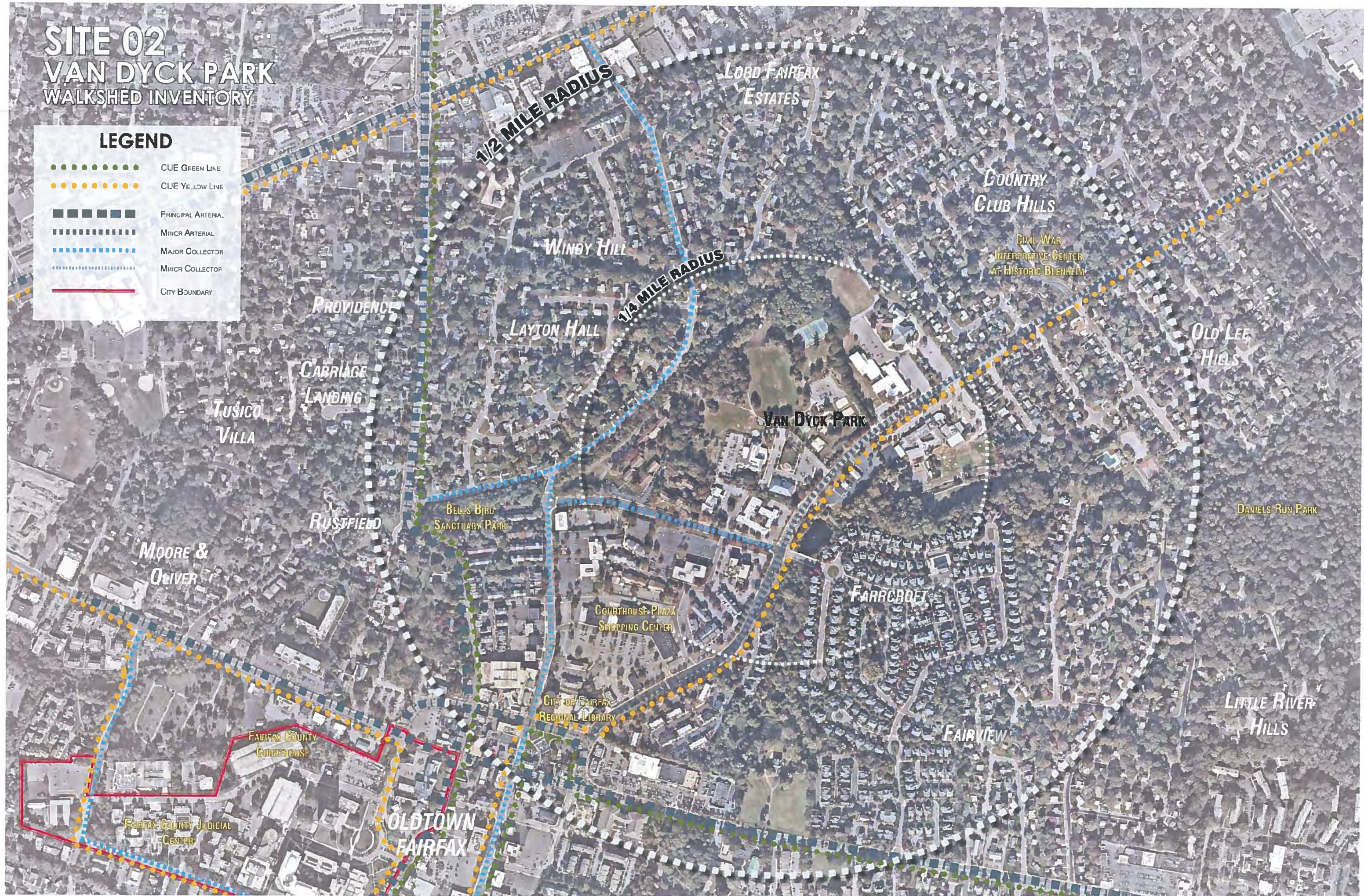


# SITE 02 VAN DYCK PARK WALKSHED INVENTORY

**LEGEND**

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



# SITE 02

## VAN DYCK PARK

### SITE INVENTORY

#### LEGEND

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



# SITE 02

## VAN DYCK PARK

### OPTION A - WITH UNDERGROUND PARKING FACILITY

## 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 4.3.2 - PARKING REQUIREMENTS</small> |
| BUILDING SIZE   | 30,000 SQ. FT. - 100 SPACES                     |  |
|                 | 40,000 SQ. FT. - 133 SPACES                     |  |
|                 | 50,000 SQ. FT. - 167 SPACES                     |  |

PROPOSED BUILDING 31,250 SQ. FT. - 104 SPACES  
\*BASED ON PROPOSED BUILDING SIZE

REPLACEMENT STANDARD PARKING - 57 SPACES  
\*BASED ON EXISTING SPACES LOST IN PROPOSED DESIGN

REPLACEMENT ACCESSIBLE PARKING - 07 SPACES  
\*BASED ON EXISTING SPACES LOST IN PROPOSED DESIGN

**TOTAL PARKING SPACES REQUIRED 168 SPACES**

ADA REQUIREMENT 6 ACCESSIBLE SPACES FOR 150-200 SPACES  
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN TABLE 208.2 - MINIMUM NUMBER SECTION 208.2.4 - VAN PARKING SPACES

5 TYPICAL ACCESSIBLE SPACES  
 1 VAN ACCESSIBLE SPACE

### PARKING SPACES PROVIDED

|   |            |
|---|------------|
| STANDARD PARKING PROPOSED ON SURFACE -        | 43 SPACES  |
| ACCESSIBLE PARKING PROPOSED ON SURFACE -      | 06 SPACES  |
| STANDARD PARKING PROPOSED IN PARKING GARAGE - | 126 SPACES |
| ACCESSIBLE PARKING PROPOSED -                 | 07 SPACES  |

**TOTAL PROPERTY PARKING SPACES 182 SPACES**  
 TOTAL PARKING REQUIRED 168 SPACES  
 STANDARD PARKING SPACE SURPLUS 14 SPACES

### ADDITIONAL REQUIREMENTS

|                         |                   |   |
|-------------------------|-------------------|---|
| BICYCLE PARKING         | 06 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> |

### SETBACKS

|                 |                                |   |
|-----------------|--------------------------------|---|
| ZONING DISTRICT | RESIDENTIAL MEDIUM             | <small>CITY OF FAIRFAX ZONING MAP OCTOBER 1, 2014</small>                               |
| FRONT SETBACK   | 50'-0" FROM ESTABLISHED ROW CL | <small>CITY OF FAIRFAX ZONING ORDINANCE SECTION 1.5.12 - REQUIRED YARD SETBACKS</small> |
| SIDE SETBACK    | 45'-0" FROM ESTABLISHED ROW CL |   |



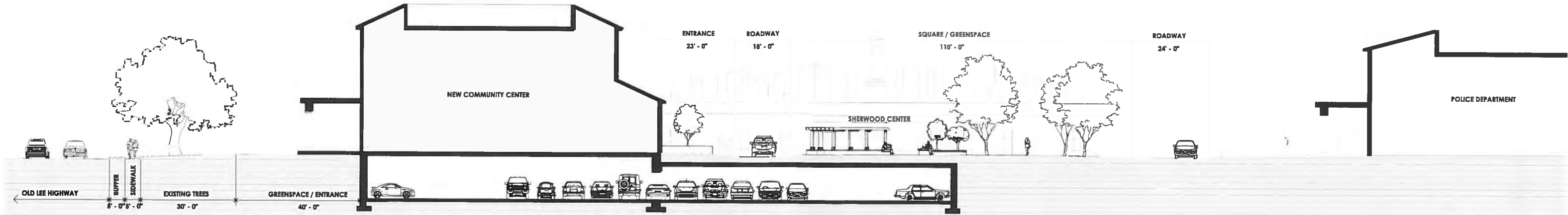
LEVEL 01

# SITE 02

## VAN DYCK PARK

### OPTION A - WITH UNDERGROUND PARKING

448  
444  
440  
436  
432  
428  
424  
420  
416  
412  
408  
404  
400  
396  
392  
388  
384  
380  
376  
372  
368  
364  
360  
356



SITE SECTION 2A  
NOT TO SCALE

# SITE 02

## VAN DYCK 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 4.2.3 - PARKING REQUIREMENTS</small> |
| BUILDING SIZE   | 30,000 SQ. FT. - 100 SPACES                     |  |
|                 | 40,000 SQ. FT. - 133 SPACES                     |  |
|                 | 50,000 SQ. FT. - 167 SPACES                     |  |

PROPOSED BUILDING 31,360 SQ. FT. - 105 SPACES  
\*BASED ON PROPOSED BUILDING SIZE

REPLACEMENT STANDARD PARKING - 57 SPACES  
\*BASED ON EXISTING SPACES LOST IN PROPOSED DESIGN

REPLACEMENT ACCESSIBLE PARKING - 07 SPACES  
\*BASED ON EXISTING SPACES LOST IN PROPOSED DESIGN

**TOTAL PARKING SPACES REQUIRED 169 SPACES**

ADA REQUIREMENT 6 ACCESSIBLE SPACES FOR 150-200 SPACES  
 5 TYPICAL ACCESSIBLE SPACES  
 1 VAN ACCESSIBLE SPACE

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

### PARKING SPACES PROVIDED

|  |            |
|--|------------|
| STANDARD PARKING PROPOSED ON SURFACE - | 160 SPACES |
| ACCESSIBLE PARKING PROPOSED -          | 13 SPACES  |

**TOTAL PROPERTY PARKING SPACES 173 SPACES**

TOTAL PARKING REQUIRED 169 SPACES  
 STANDARD PARKING SPACE SURPLUS 04 SPACES

### ADDITIONAL REQUIREMENTS

|                         |                   |   |
|-------------------------|-------------------|---|
| BICYCLE PARKING         | 06 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> |

### SETBACKS

|                 |                                |   |
|-----------------|--------------------------------|---|
| ZONING DISTRICT | RESIDENTIAL MEDIUM             | <small>CITY OF FAIRFAX ZONING MAP OCTOBER 1 2016</small>                              |
| FRONT SETBACK   | 50'-0" FROM ESTABLISHED ROW CL | <small>CITY OF FAIRFAX ZONING ORDINANCE SECTION 1.8.19-REQUIRED FRONT SETBACK</small> |
| SIDE SETBACK    | 45'-0" FROM ESTABLISHED ROW CL |   |

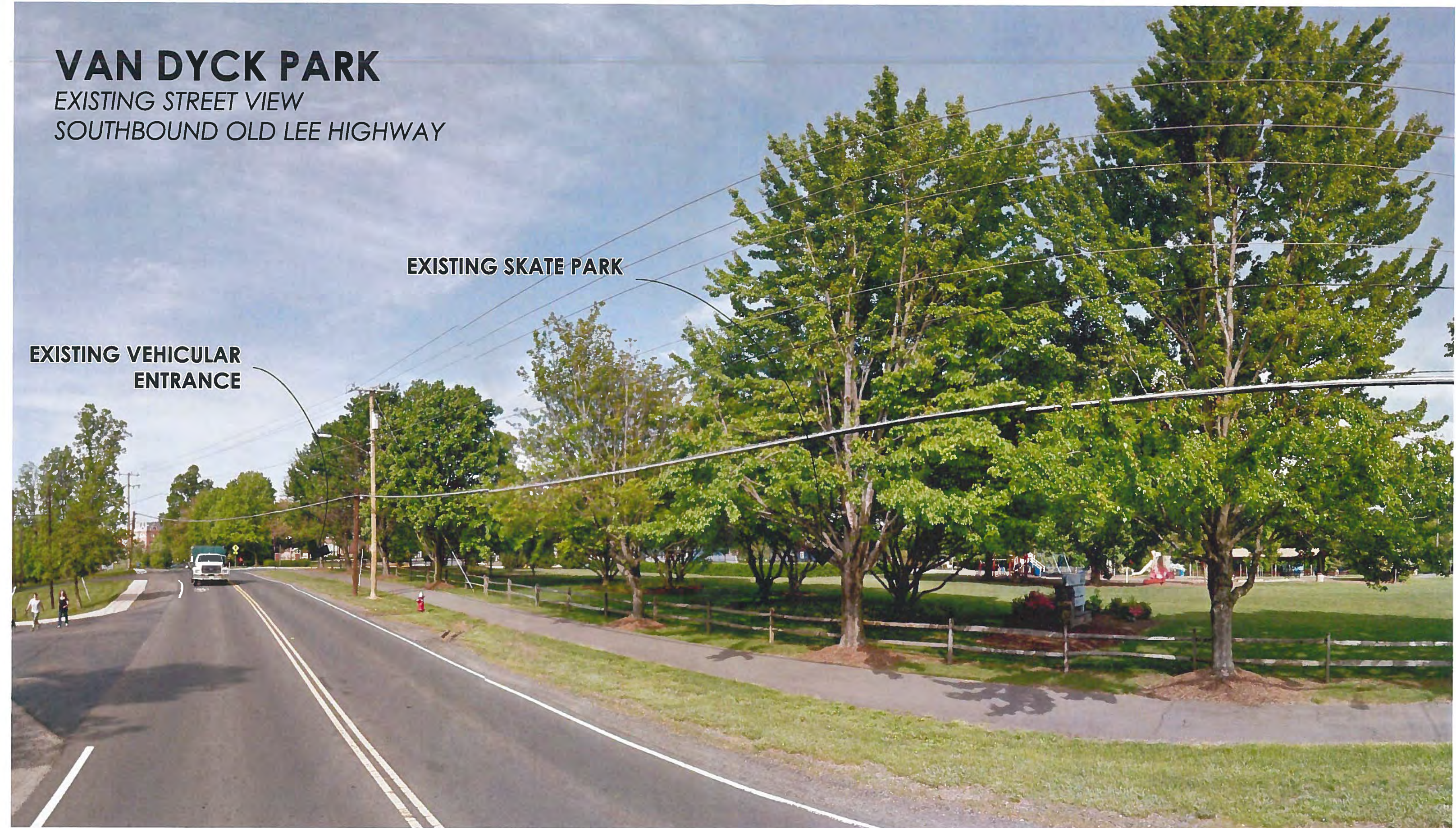


# VAN DYCK PARK

EXISTING STREET VIEW  
SOUTHBOUND OLD LEE HIGHWAY

EXISTING SKATE PARK

EXISTING VEHICULAR  
ENTRANCE



# VAN DYCK PARK

PROPOSED OPTION A COMMUNITY CENTER  
SOUTHBOUND OLD LEE HIGHWAY

EXISTING SKATE PARK  
TO BE RELOCATED

PROPOSED COMMUNITY CENTER  
BEHIND ROW OF EXISTING TREES

PEDESTRIAN ENTRANCE  
FROM OLD LEE HIGHWAY

EXISTING VEHICULAR  
ENTRANCE  
REMOVED

NEW VEHICULAR ENTRANCE  
FROM OLD LEE HIGHWAY

NEW VEHICULAR ENTRANCE  
FROM OLD LEE HIGHWAY

PLAYGROUND  
PARTIALLY IMPACTED

EXISTING GREEN OPEN SPACE  
PRESERVED

