



MEMORANDUM

To: Chair Feather and Members of the Planning Commission

From: Albert Frederick, Senior Planner

Through: Jason D. Sutphin, Community Development Division Chief
Brooke Hardin, Director of Community Development and Planning

RE: Post-Application Work Session for redevelopment of Mantua Professional Center
(9495 Silver King Court)

Meeting Date: February 10, 2025

The attached documents are inclusive of all materials for the Planning Commission Work Session on the above-referenced item. This memorandum serves to provide an explanation of the purpose of this item. The applicant is requesting an amendment to the existing General Development Plan, a Comprehensive Plan Amendment from Commercial Corridor Place Type to Townhouse/Single-Family Attached Neighborhood Place Type, a Rezoning from PD-C Planned Development-Commercial to PD-R Planned Development-Residential in the Architectural Control Overlay District (ACOD), and an approval of a Master Development Plan. The Applicant seeks to replace approximately 21,566 square feet of office space with fourteen (14) front-loaded townhouses on 2.12 acres.

The following item does not require a review and recommendation from the Planning Commission, but will be reviewed by the Board of Architectural Review and City Council:

- A Major Certificate of Appropriateness for architecture and landscaping pursuant to City Code Section 110-6.5



CITY OF FAIRFAX

Department of Community Development & Planning

Zoning Map Amendment (Z-24-00236)
Comprehensive Plan Amendment (CPA-24-00237)
General Development Plan Amendment (Z-24-00238)

WORK SESSION DATE

February 10, 2025

APPLICANT

RJL Associates, Inc.

OWNER

Multiple Owners

AGENT

David Houston, Attorney
Bean Kinney and Korman PC
2311 Wilson Boulevard, 5th Floor
Arlington, VA 22201

PARCEL DATA

Tax Map ID

- ◇ 58-2-10-001-B
- ◇ 58-2-11-CG-000
- ◇ 58-2-10-001-A1

Street Address

- ◇ 9431 Silver King Court
- ◇ 9450 & 9464 Silver King Court
- ◇ 9495 Silver King Court

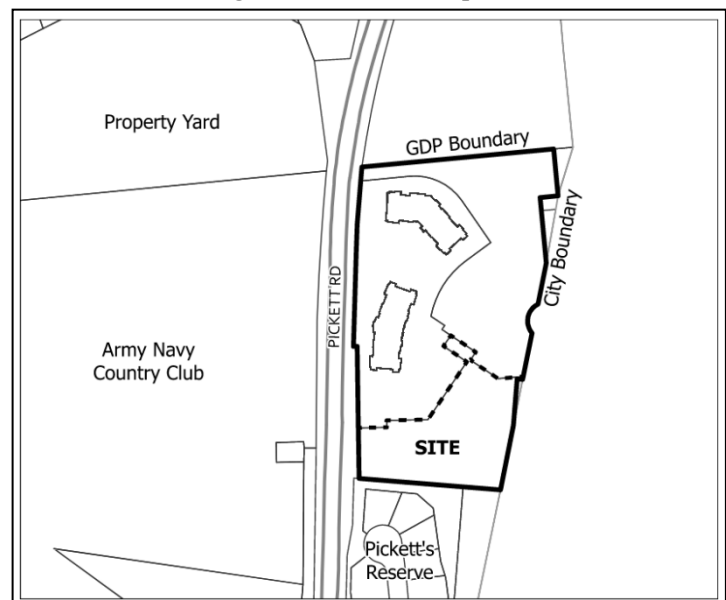
Zoning District

- ◇ PDC, Planned Development Commercial
- ◇ Architectural Control Overlay District (ACOD)

APPLICATION SUMMARY

The intent of this post-submission work session request is to receive feedback on the proposed townhouse development from the Planning Commission. The Applicant is requesting an amendment to the existing General Development Plan, a Comprehensive Plan Amendment from Commercial Corridor Place Type to Townhouse/Single-Family Attached Neighborhood Place Type, a Rezoning from PD-C Planned Development-Commercial to PD-R Planned Development-Residential in the Architectural Control Overlay District (ACOD), and an approval of a Master Development Plan. This land use application is subject to a Major Certificate of Appropriateness for architecture and landscaping. The Applicant seeks to replace approximately 21,566 square feet of office space with fourteen (14) front-loaded townhouses on 2.12 acres.

Figure 1: Location Map



BACKGROUND INFORMATION

The subject property is commonly known as Mantua Professional Center and is located on Pickett Road, about half mile south of the intersection of Fairfax Boulevard. On the east side of the property is the City-County boundary with single-family detached homes in Mantua Subdivision (Fairfax County). On the west side of the site is Pickett Road and the Army-Navy Country Club, south of the site is Pickett's Reserve, a single-family detached neighborhood, and to the north of the site is Thaiss Park. The General Development Plan is 9.13 acres as summarized in Table 1 (below):

Table 1: Property Information

Address	Description	Area	Current Zoning/Comprehensive Plan
9431 Silver King Court (Potter Urquhart, LLC)	Private School	3.31 acres	PDC Planned Development-Commercial in ACOD/Social and Civic Network
9450 and 9464 Silver King Court (Multiple Owners)	80-unit Multifamily	3.7 acres	PDC Planned Development-Commercial in ACOD/Multifamily Neighborhood
9495 Silver King Court (RJL Associates Inc.)	5 Office Buildings	2.12 acres	PDC Planned Development-Commercial in ACOD/Commercial Corridor

- 9431 Silver King Court: The New School of Northern Virginia, a private school with students from 6-12th grade, was constructed in 2006 on 3.31 +/- acres.
- 9450 and 9464 Silver King Court: The Enclave, an 80-unit condominium development, consists of two buildings constructed around 2017 on 3.7 +/- acres.
- 9495 Silver King Court: Mantua Professional Center, a 21,566 square foot office complex consisting of five buildings, was constructed around 1980 on 2.12 +/- acres.

The site has access from Pickett Road via a private street. Further information on adjacent properties is provided in Table 2 (below):

Table 2: Surrounding Land Use and Zoning

	Existing Zoning	Existing Land Use	Future Land Use
Site	PDC Planned Development-Commercial in Architectural Control Overlay District (ACOD)	Private School Multifamily Offices	Social and Civic Network Multifamily Neighborhood Commercial Corridor
North	RM Residential Medium in Architectural Control Overlay District (ACOD)	City Park	Green Network – Public
South	PDR Planned Development-Residential & PDR Planned Development-Mixed Use in Architectural Control Overlay District (ACOD)	Single-Family Detached Homes	Single-Family Detached Neighborhood and Green Network – Public
East	R-3 Residential (Fairfax County)	Single-Family Detached Homes	Residential 2-3 DU (Fairfax County)
West	RH Residential High	Private Golf Course	Green Network – Private

The Pickett Road corridor from Main Street to Fairfax Boulevard is a mixed corridor with residential, retail, office, industrial, institutional, and recreational uses. Residential development along the corridor consists of single-family homes (Barristers Keepe and Pickett's Reserve), townhomes (Sutton Heights by EYA)

condominiums (The Enclave and Foxcroft), and apartments at Scout on the Circle. Retail development bookends the corridor with Pickett Shopping Center, Turnpike Shopping Center and Fair City Mall Shopping Center to the south; while Scout on the Circle, a mixed-use development, and Home Depot on Old Pickett Road is located at the northern end of the corridor. The Pickett Road corridor also has heavy and light industrial uses to the southwest of the subject property. The Pickett Road Tank Farm was first established in 1965 and is situated on 71 acres on the west side of Pickett Road, south of the subject property. South of the tank farm and immediately north of the Fair City Mall Shopping Center is the Fairfax County Public Schools bus lot. On the east side of Pickett Road there are several light industrial and commercial uses that include two storage facilities, auto care and services, veterinary clinic, Fairfax Ice Arena, Fairfax Gymnastics, and post office. The corridor transitions from non-residential uses to single-family homes with Pickett's Reserve subdivision on the east side of Pickett Road and townhouses with Sutton Heights on the west side of Pickett Road. The Army Navy Country Club is west of the subject property and wraps around Barristers Keepe with property frontage along Pickett Road. The City of Fairfax Property Yard is northwest of the subject property. Thaiss Park is located to north of the GDP.

GENERAL DEVELOPMENT PLAN AMENDMENT

The Mantua Professional Center was originally approved in 1975 with an initial rezoning from Residential (R-2) to Commercial Planned Development (CPD) on 9.37 acres. The original General Development Plan (GDP) consisted of 62,000 square feet of office space in 21 condominium style buildings of one to two floors and a 12-unit apartment building. A site plan was approved in 1978. In 1980, 21,566 square feet of office space was built. In 1985, the plan was amended to allow an additional 40,000 square feet of office space by removing the apartment building and replacing the smaller office buildings with a larger three-story building with a parking deck. A site plan was approved in 1988. By 2003, only 34,000 square feet of office space in the approved GDP had been constructed. In 2004, the GDP was amended to accommodate an expansion to the New School of Northern Virginia and reduce the number of unbuilt office buildings resulting in a net decrease of approximately 3,000 in the GDP. In 2004, the property for The New School of Northern Virginia was conveyed by RJL Associates to The New School of Northern Virginia. In 2006, construction on The New School of Northern Virginia began. In 2015, the GDP was amended to develop 80 residential multifamily units in two four-story buildings with partial underground parking on 3.7 acres. The Enclave Condominiums were constructed in 2017. The amendment seeks to replace approximately 21,566 square feet of office space with fourteen (14) front-loaded townhouses on 2.12 acres. The total area of the general development plan is 9.13 acres with a density of 10.29 du/acre.

COMPREHENSIVE PLAN

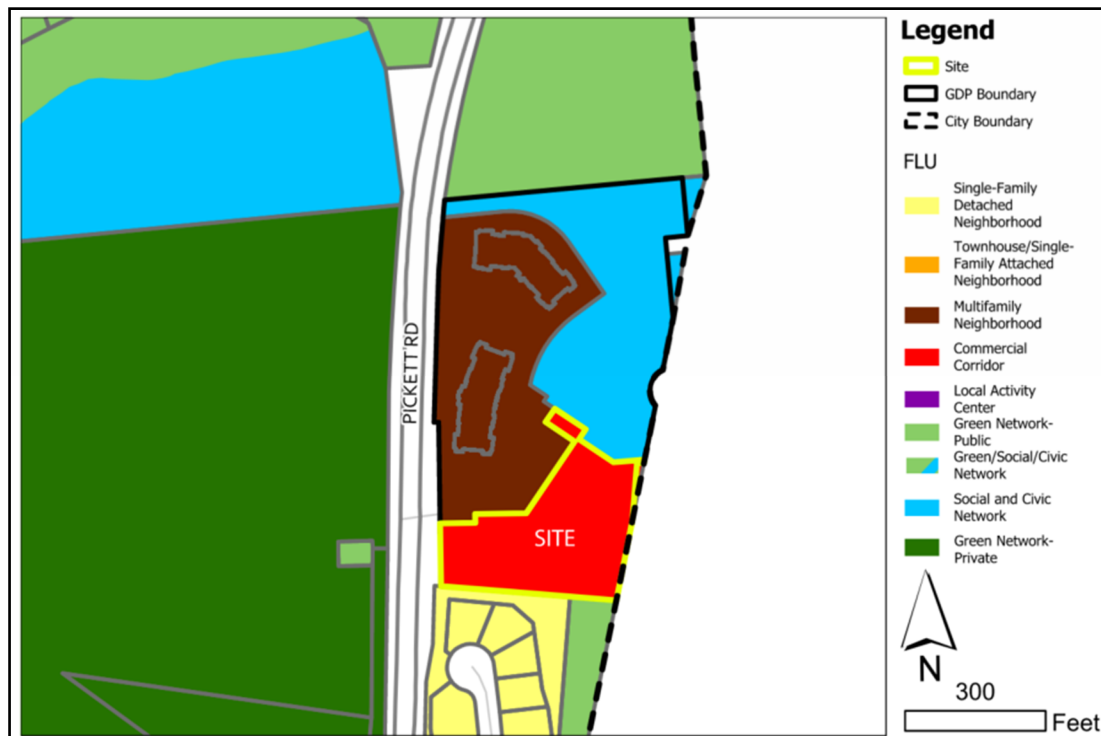
Land Use: The Comprehensive Plan provides a general plan and communicates a vision for future land use and development in the city; while the zoning ordinance provides the regulatory mechanism to ensure the new development and changes in land use are consistent with the vision. The Comprehensive Plan states “where any new development is proposed that requires a land use action not consistent with the Comprehensive Plan, the applicant should request a modification to the Comprehensive Plan as well, in order to keep the two documents consistent. Such modifications must be reviewed by the Planning Commission and approved by the City Council. This provides flexibility for the Comprehensive Plan to adjust to market conditions and design trends but ensures that any such changes are reviewed and considered within the greater context of the City’s vision” (Chapter 1: Introduction, City of Fairfax 2035 Comprehensive Plan, Page 11).

In some cases, the appropriate Place Type for a parcel or group of parcels can vary based on the specifics of design, changes in market demand and variations in surrounding conditions. Several sites in the city have been identified for further consideration of their Place Type designation based on these factors (Chapter 2: Land

Use, City of Fairfax 2035 Comprehensive Plan, Page 40). The Mantua Professional Center site is one of a dozen sites identified as properties with special consideration for redevelopment opportunities (See Page 43 of the Comprehensive Plan). The Mantua Professional Center was originally approved as an office development in 1975, though only a portion of the approved development was ever constructed. Since that time, the original approved plan has been amended several times, including separate amendments that converted portions of the site to be used as a private school and multifamily condominiums. As a result, the current complex is now occupied by three distinct uses. Alternative uses could include multifamily residential or townhomes in the portions of the site currently designated as Commercial Corridor and Social/Civic Network. Any expansion of residential uses in the complex should be cognizant of existing neighborhoods to the south and east and should provide adequate transitions in these areas (Chapter 2: Land Use, City of Fairfax 2035 Comprehensive Plan, Page 43).

The Comprehensive Plan and the Zoning Ordinance provide opportunities for flexibility in site design and whether or not a use is appropriate and compatible with the adjacent properties. Some consideration for appropriateness is the ability to mitigate through site design, density and height limitations, setbacks, bufferyards and landscaping. The subject site is overlaid on the Future Land Use Map from the Comprehensive Plan in Figure 2 (below). The General Development Plan Amendment boundary is outlined in black and the site for townhouses is outlined in yellow.

Figure 2: Current Future Land Use Map



The Commercial Corridor Place Type includes a mix of retail, restaurant, service, medical, office, and other commercial uses. Limited manufacturing and other light industrial uses may also be considered. Heavy industrial uses should not be added or expanded beyond areas where they currently exist (such as the tank farm on Pickett Road). Residential uses are not recommended in Commercial Corridors. Commercial areas should accommodate access via a variety of transportation modes and be accessible to adjacent neighborhoods via pedestrian and bicycling facilities (Chapter 2: Land Use, City of Fairfax 2035 Comprehensive Plan, Page 27).

The Future Land Use designation for the subject property is Commercial Corridor Place Type, and the surrounding land use designations are a combination of Single-Family Detached Neighborhood, Multifamily Neighborhood, Social and Civic Network, Green Network – Private, and 2-3 du/acre in Fairfax County. The subject property is zoned PD-C Planned Development Commercial. The surrounding zoning districts are a combination of RM Residential Medium, PD-M Planned Development Mixed Use, PD-R Planned Development Residential and R-3 zoning in Fairfax County. The property is bounded by Pickett Road and the Army-Navy Country Club golf course to the west, Mantua subdivision in Fairfax County to the east, Thaiss Park to the north, and Pickett's Reserve subdivision in Fairfax City to the south.

Land Use Strategies: While the 6.3 square mile City is primarily built out, leaving few opportunities for large new development, there is consistent pressure for the City's variety of land use types to adapt to environmental, economic and cultural demands. This means that some flexibility must be provided with a balanced mix of development types that accommodate adaptations without negatively impacting the existing community. New development and redevelopment should be complementary to surrounding areas and contribute to an attractive, accessible, and economically viable place (City of Fairfax 2035 Comprehensive Plan, Chapter 2: Land Use, Page 21).

Goal 1

Ensure development is complementary.

Outcome LU1.1: The Future Land Use Map is used in conjunction with other recommendations from the Comprehensive Plan to guide development throughout the city.

Action LU1.1.1 Maintain and update, as necessary, a Future Land Use Map that provides for a balanced mix of development types and addresses current and future needs of the city.

Action LU1.1.2 Use the Future Land Use Map (Figure 9), Place Types, and general text from the Comprehensive Plan as a guide when considering new development throughout the city.

Action LU1.1.4 Refer to Parcel Specific Recommendation, as detailed on pages 40-45 for potential alternative uses. Amend the Comprehensive Plan to provide additional Parcel Specific Recommendations as appropriate.

Townhouse/Single-Family Attached Neighborhood

Definition: The Townhouse/Single-Family Attached Neighborhood Place Type, identified in orange on the Future Land Use Map, applies to neighborhoods that are primarily developed with townhouses and single-family attached or duplex housing. Single-family detached uses may be considered in the Townhouse/Single-Family Attached Neighborhood Place Type when developed in conjunction with Townhouse/Single-Family Attached Neighborhood uses.

Physical Characteristics: The design and layout of new Townhouse and Single-Family Attached Neighborhood developments should reflect the location of the development within the city. In particular, development that is adjacent to Single-Family Detached Neighborhoods within City limits, or to neighborhoods zoned primarily for single-family detached residences within adjacent jurisdictions, should have a maximum of three floors and provide landscaped setbacks for that portion of the site that is adjacent

to any such neighborhood. Otherwise, a building height of up to four stories may be considered. Predicated on the underlying zoning district, the Townhouse/Single-Family Attached Neighborhood Place Type supports up to 14.4 dwelling units per acre (City of Fairfax 2035 Comprehensive Plan, Chapter 2: Land Use, Page 25).

Parcel Specific Considerations

In some cases, the appropriate Place Type for a parcel or group of parcels can vary based on the specifics of design, changes in market demand and variations in surrounding conditions. Several sites in the city have been identified for further consideration of their Place Type designation based on these factors. These sites are identified on the map to the right and described below. While alternatives may be considered, the existing Place Type designation on the Future Land Use Map is the primary recommendation for each site. This list may be expanded in future modifications of this plan. In particular, a potential alternative Place Type designations should be considered for privately-owned sites with a Social and Civic Network designation.

The Mantua Professional Center was originally approved as an office development in 1975, though only a portion of the approved development was ever constructed. Since that time, the original approved plan has been amended several times, including separate amendments that converted portions of the site to be used as a private school and multifamily condominiums. As a result, the current complex is now occupied by three distinct uses. Alternative uses could include multifamily residential or townhomes in the portions of the site currently designated as Commercial Corridor and Social/Civic Network. Any expansion of residential uses in the complex should be cognizant of existing neighborhoods to the south and east and should provide adequate transitions in these areas (City of Fairfax 2035 Comprehensive Plan, Chapter 2: Land Use, Page 43).

The applicant is requesting a Comprehensive Plan Amendment from Commercial Corridor Place Type to Townhouse/Single-Family Attached Neighborhood Place Type.

Neighborhoods: Neighborhood – the places where we live, learn, play, and increasingly work – constitute the largest geographical use of land in the city, though physical boundaries are not the only thing defining character trait of a neighborhood. The City’s neighborhoods each have their own unique character and offer a variety of housing and lifestyle opportunities. Neighborhoods are supported by a separate Guiding Principle in this Plan due to their importance to residents. City growth and development policies must both preserve the quality of neighborhoods and protect neighborhoods from adverse consequences of growth. However, this should not imply that Fairfax’s neighborhoods should remain static. A well-designed and properly scaled infill can be an appropriate strategy to foster walkability, better amenities, and housing affordability (City of Fairfax 2035 Comprehensive Plan, Chapter 2: Land Use, Page 46).

Neighborhood Goal 1

Enhance neighborhood character.

Outcome N1.1: Infill housing that complements the character of surrounding homes in existing neighborhoods.

Action N1.1.1: Maintain regulatory standards to ensure infill housing fits in with the surrounding neighborhood context.

Neighborhood Goal 2

Provide neighborhood pedestrian connections.

Outcome 2.1: Residents of all abilities safely and easily move about the community.

Action 2.1.1: Identify opportunities for future open space and trails in neighborhoods that are currently deficient in offering these amenities.

Action 2.1.2: Expand existing pedestrian network to increase connectivity within neighborhoods and to other destinations.

Housing: To function equitably and inclusively, the city must prioritize the availability of housing units for people of widely varying income levels, ages, and lifestyle choices. While there is great variety among the approximately 10,500 housing units in the city, several types or characteristics of housing may be underrepresented among the current housing mix, especially as other nearby communities undergo redevelopment and expand their offerings. Although the City is primarily built out, a variety of new housing types can be accommodated through redevelopment on a relatively limited basis to broaden the current offerings and accommodate changing demands. Accordingly, housing that is affordable, housing that is designed for older adults and people with disabilities to accommodate the City's relatively high proportion of older adults, and housing for growing younger families seeking modern single-family housing without leaving the city should be prioritized (City of Fairfax 2035 Comprehensive Plan, Chapter 2: Land Use, Page 53).

Housing Goal 1

Support a wide range of housing types.

Outcome H1.1: Residential development in Activity Centers, along with an emphasis on market-driven needs, fills gaps in the City's housing supply.

Action H1.1.1 Support development of housing units in the Activity Centers that are suitable for a wide range of household incomes, that produce an overall mix of rental and for-sale units, and that emphasize walkability and connectivity.

Action H1.1.2 Continue to identify and emphasize the construction of housing units that fill gaps in the local housing market

Parks and Recreation: Recreation and open space make an essential contribution to a healthier population and a greener city. They are integral to the City's quality of life and provide beauty, respite, and an opportunity to enjoy the outdoors. The city is committed to providing accessible spaces for all members of the community and preserving open and natural areas throughout the city (City of Fairfax 2035 Comprehensive Plan, Chapter 6: Community Services, Page 136).

Parks and Recreation Goal 1

Develop high-quality park infrastructure.

Outcome PR1.1: A well-connected system of parks and trails provides citizens with healthy choices for recreation and transportation.

Action PR1.1.2 Identify and address gaps in the connections between the City's parks and open space.

Action PR1.1.3 Identify opportunities for future open space in neighborhoods that are undersupplied in public recreation and open space opportunities.

Action PR1.1.4 Enhance public access and ensure accessibility for all to parks and recreational facilities by making necessary infrastructure improvements.

Multimodal Transportation: Transportation is about more than mere movement – transportation grants us access to the needs of everyday life. Sustainable, connected, and integrated transportation is fundamental to the success and livability of the city. Multimodal refers to the multiple ways people use to get around – car, bus, train, bike, walking, etc. – and a multimodal plan incorporates these various transportation modes into an efficient and connected system (City of Fairfax 2035 Comprehensive Plan, Chapter 2: Land Use, Page 68). Land use and transportation are inextricably linked and must be planned and designed concurrently – the purpose of transportation to improve access to land use, and development patterns impact the feasibility and attractiveness of mobility choices (City of Fairfax 2035 Comprehensive Plan, Chapter 2: Land Use, Page 86).

Multimodal Transportation Goal 2

Provide accessible, efficient, and attractive mobility choices.

Outcome MM2.1: Pedestrian safety is improved.

Action MM2.1.1: Fill critical gaps in the pedestrian network. Develop and act on a prioritized list of sidewalk improvements in the commercial areas and provide sidewalks on at least one side of every residential street in neighborhoods that are in agreement.

Action MM2.1.2: Ensure the pedestrian network is accessible to all and meets the requirements of the Americans with Disabilities Act (ADA).

Multimodal Transportation Goal 3

Integrate transportation with land use.

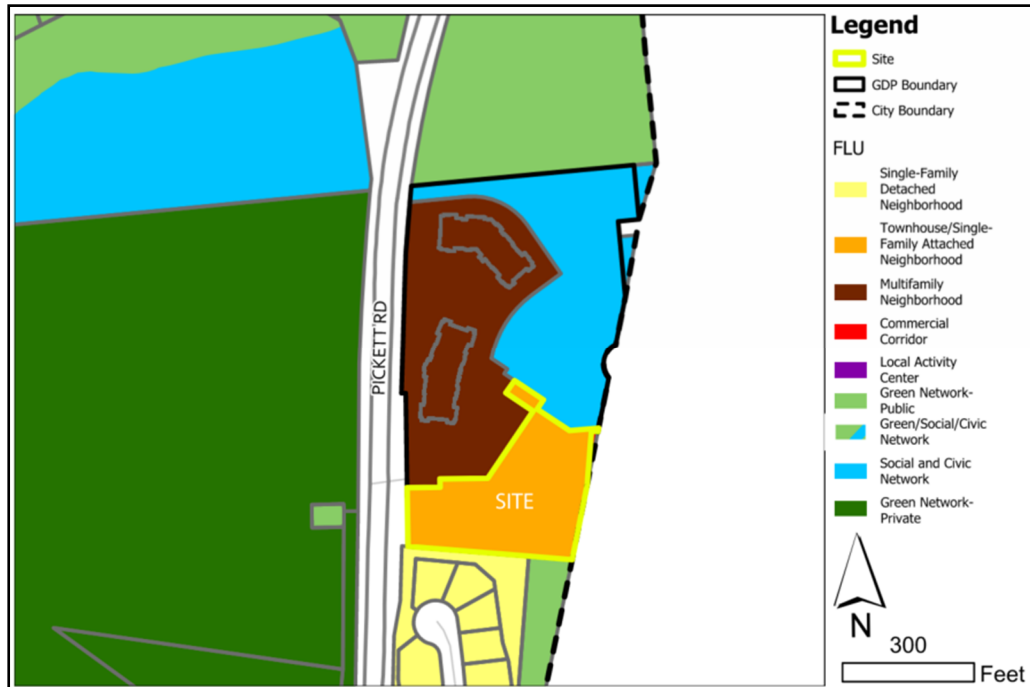
Outcome MM3.2: Walkability to and within Activity Centers and between neighborhoods is increased.

Action MM3.2.1 Whenever possible, increase connections – particularly nonmotorized connections – between neighborhoods, community facilities, and Activity Centers.

The applicant is seeking to build a townhouse community in the Pickett Road corridor, which requires a Comprehensive Plan Amendment from Commercial Corridor to Townhouse/Single-Family Attached Neighborhood and a Map Amendment (Rezoning) from PD-C Planned Development-Commercial to PD-R Planned Development-Residential in the Architectural Control Overlay District (ACOD). The Townhouse/Single-Family Attached Neighborhood applies to neighborhoods that are primarily developed with townhouses and single-family attached or duplex housing. The design and layout of new Townhouse and Single-Family Attached Neighborhood developments should reflect the location of the development within the city. In particular, development that is adjacent to Single-Family Detached Neighborhoods within City limits, or to neighborhoods zoned primarily for single-family detached residences within adjacent jurisdictions, should have a maximum of three floors and provide landscaped setbacks for that portion of the site that is adjacent to any such neighborhood. Otherwise, a building height of up to four stories may be

considered. Predicated on the underlying zoning district, the Townhouse/Single-Family Attached Neighborhood Place Type supports up to 14.4 dwelling units per acre. (Chapter 2: Land Use, City of Fairfax 2035 Comprehensive Plan, Page 29). The proposed Future Land Use Map provided in Figure 3 (below) illustrates the Townhouse/Single-Family Attached Neighborhood Place Type.

Figure 3: Proposed Future Land Use Map



Although the City is primarily built out, a variety of new housing types can be accommodated through redevelopment on a relatively limited basis to broaden the current offerings and accommodate changing demands (Comprehensive Plan, Pg. 53). Likewise, it is vital that a variety of high-quality, attractive housing choices continue to be available in the city to support differing needs and demands of residents. Housing needs and demands are reflective of the existing housing stock and fluctuating market trends, making them subject to change over time. Specific housing types are identified in the Land Use Strategies Section of the Comprehensive Plan. Current shortages could include multifamily rentals and condominiums, which are in strong demand nationwide, and the townhomes, of which the city currently has a lower ratio than many surrounding communities in Fairfax County (Comprehensive Plan, Pg. 54). In addition to expanding housing choices, proactive strategies should be taken to ensure existing housing units that are affordable are preserved and that new units that are affordable added to the City's overall housing unit mix (Comprehensive Plan, Pg. 54).

Proposal History

In June 2023, the initial conceptual plan and pre-application briefing inquiry was made to staff. Staff provided feedback to the applicant at the Development Review Team meeting on June 9, 2023. The Planning Commission held a pre-application briefing on June 26, 2023, and the City Council discussed the same proposal on July 11, 2023. On April 8, 2024, the applicant submitted a formal land use application requesting an amendment to the General Development Plan, a Comprehensive Plan Amendment from Commercial Corridor Place Type to Townhouse/Single-Family Attached Neighborhood Place Type, a Map Amendment (Rezoning) from PD-C Planned Development Commercial to PD-R Planned Development Residential in the Architectural Control Overlay District (ACOD), and an approval of a Master Development Plan. On May 20,

Rezoning: The applicant has requested to rezone the property from PD-C Planned Development-Commercial to PD-R Planned Development-Residential.

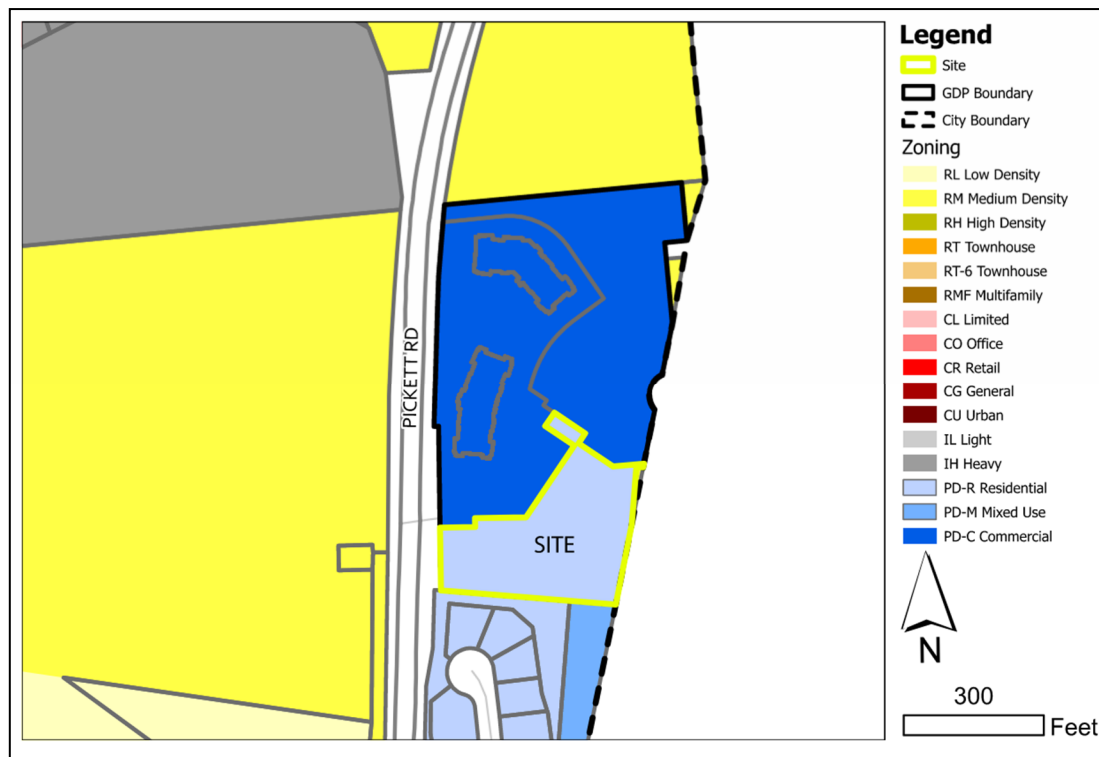
§3.2.3.C The PD-C, Planned Development Commercial District, is provided to enhance the design of commercial development and any ancillary residential uses included within a planned development by allowing for greater flexibility not available in general non-residential districts.

§3.2.3.A The PD-R, Planned Development Residential District, is provided to encourage more flexibility for housing options within a planned development, and allowing an increased density in return for the provision of a higher quality development than may be otherwise provided; i.e., more affordable housing, recreation and open space, or other improvements addressing community needs or values.

§3.8.2.B.2. Planned development district rezoning may be approved only when the applicant demonstrates to the satisfaction of the city council that a proposed planned development project would result in a greater benefit to the city than would development under general zoning district regulations.

Based on current zoning districts, the site could potentially be engineered for non-residential uses (i.e., office, retail and ancillary residential uses). The proposal is for 14 townhouse units on 2.12 acres with a proposed density of 6.6 units per acre, which is below the maximum recommendation of the Comprehensive Plan Place Type of Townhouse/Single-Family Attached Neighborhood of 14.4 du/acre. The maximum permitted density in the general zoning districts for townhouses, RT Residential Townhouse and RT-6 Residential Townhouse, is 12 du/acre and 6 du/acre, respectively. Figure 5 (below) illustrates the proposed zoning map of PD-R Planned Development-Residential.

Figure 5: Proposed Zoning Map



Scale: The Townhouse/Single-Family Attached Neighborhood applies to neighborhoods that are primarily developed with townhouses and single-family attached or duplex housing. Development that is adjacent to Single-Family Attached Neighborhood within the City limits, or to neighborhoods zoned primarily for single-family detached residences within adjacent jurisdictions, should have a maximum of three floors and provide landscaped setbacks for that portion of the site that is adjacent to any such neighborhood. Otherwise, a building height of up to four stories may be considered (City of Fairfax 2035 Comprehensive Plan, Chapter 2: Land Use, Page 25). The overall residential densities and heights for other approved projects in the area and city as compared to the subject application is provided in Table 3 (below):

Table 3: Density and Height

Project	Site Area	Number of Units	Density/Acre	Height
The Highlands at Mantua	2.12	14	6.6	47'
Barristers Keepe	5.1	40	7.8	45'
Glebe View	1.63	10	6.13	40'
Park Road Townhomes	1.18	13	11	45'
Sutton Heights	3.69	50	13.5	45'
Pickett's Reserve	28.56	89	3.11	
Breezeway	4.57	60	13.11	40' (Townhomes) 51' (Condos)
Paul VI	18.51	266	14.4	35' (Single-Family) 45' (Townhomes) 45' (Condos)
Northfax West	4.94	56	11.34	44'
The Enclave	3.7	80	22	68'

Height: Development that is adjacent to Single-Family Detached Neighborhoods within City limits, or to neighborhoods zoned primarily for single-family detached residences within adjacent jurisdictions, should have a maximum of three floors and provide landscaped setbacks for that portion of the site that is adjacent to any such neighborhood. Otherwise, a building height of up to four (4) stories or 45 feet may be considered. The general zoning districts for townhouses, RT Residential Townhouse and RT-6 Residential Townhouse would permit three (3) stories and 35 feet in height adjacent to the general zoning districts for single-family detached dwellings, RL Residential Low, RM Residential Medium, and RH Residential High. The elevations provided in the Master Development Plan show two sticks of four-story units. Staff has advised the Applicant to ensure that the development is consistent with the guidelines provided in the 2035 Comprehensive Plan.

Yards (setbacks): Each planned development shall provide a comprehensive set of design guidelines as part of the master development plan that demonstrates the project will be in substantial conformance with the comprehensive plan. All dimensional standards shall be established in the master development plan when it is approved by the city council (Zoning Ordinance, Section 3.8.2.F.1, Page 3-61). The applicant has proposed a typical lot layout with a minimum front yard of 18 feet, side yard of 5 feet and rear yard of 15 feet. The applicant has also proposed minimum setbacks to the nearest property lines of 15 feet to the north, 43 feet to the east, 28 feet to the south, and 51 feet to the west. The general zoning districts for townhouses (i.e., RT

Residential Townhouse and RT-6 Residential Townhouse) require minimum yards of 10 feet in the front yard, 20 feet in the side (street), no setback in the side (interior), and 20 feet in the rear yard. It should be noted that the applicant proposes a common area to the rear and sides of the townhouses in addition to the setbacks from the townhouses to their individual property lines. The Applicant has proposed dimensions in combination that exceed the RT and RT-6 side and rear yard requirements. The City's Zoning Ordinance does not include bulk plan provisions for residential zoning districts. Bulk plan provisions only apply to nonresidential general zoning districts.

Phasing: The applicant does not propose phasing for this planned development.

Transportation: The applicant has provided a Traffic Generation Memorandum estimating 27 AM peak hour trips, 27 PM peak hour trips and 165 daily trips upon buildout of the development. The applicant states that the change in use would generate a decrease in trips during the AM Peak Hour by 18 trips, the PM Peak Hour by 19 trips and the overall daily trips by 141. Table 4 (below) provides a summary of existing and proposed trips:

Table 4: Trip Generation

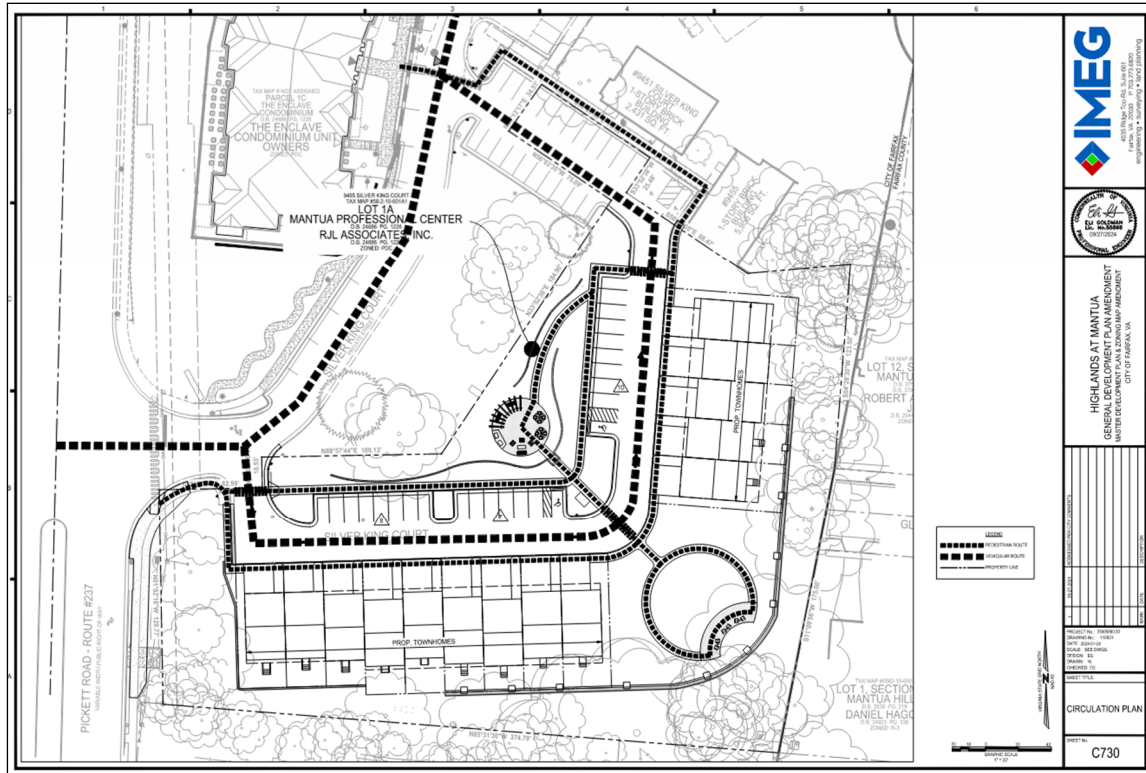
Land Use	ITE Code	Size	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Existing									
General Office Building	710	21,566 sf	39	6	45	8	38	46	306
Proposed									
Townhomes	220	14 DU	7	20	27	17	10	27	165
Difference in Trips (Existing minus Proposed)			32	-14	18	-9	28	19	141

The City's Transportation Division has reviewed the land use application.

Vehicular Circulation/Inter-parcel Connection: The applicant proposes a private drive from the existing Silver King Court. The proposed private street is designed for one-way traffic and a road width of 23 feet that provides inter-parcel vehicular access to two buildings used by the New School and creates a T-intersection at Silver King Court to the east of The Enclave Condominiums. The existing curb cuts for the general development plan site are approximately 650 feet apart on Pickett Road. The proposed private street of 23 feet would require modification to the PFM Detail 401.01 Standards which requires a street to be designed with a minimum of 30 feet with curb and gutter.

Pedestrian Circulation: The applicant is seeking a waiver to Subdivision Ordinance 2.34.A to construct sidewalks on both sides of the street. The applicant has proposed a 5-foot sidewalk along the south and east side of the street to provide a pedestrian connection to the 14 townhomes, open space areas, and parking lot. The applicant proposed a sidewalk on the north side and west side of the street although it is not directly abutting the private street. Figure 6 (next page) illustrates the pedestrian and vehicular movements through the site.

Figure 6: Circulation Plan



The Applicant seeks a modification to the requirement that “sidewalks shall be required on both sides of all arterial, collector and local streets” (Zoning Ordinance, Section 4.4.4.A.1, Page 4-12). The proposed walkway is not grade separated from the private street or well defined.

Public Transportation Facilities: The subject property is served by CUE Bus Green Route with a bus stop (Number 51) on the east side of Pickett Road at Silver King Court.

Parking: Off-street parking spaces shall be provided for all uses (minimum amounts specified) in Section 4.2.3.E. Table 5 (below) provides the number of parking spaces for the proposed townhomes and the existing uses in the general development plan.

Table 5: Parking

Project	Units	Parking Required	Parking Provided
The Highlands at Mantua	14	2.0 spaces per unit	81 (Proposed 5.7 spaces per unit)
The Enclave Condominiums	80	2.0 spaces per unit	128 (Approved at 1.6 spaces per unit)
The New School of Northern Virginia	44,200 sf	6 per classroom, plus 1 per 300 sf of office floor area	142 (Required 142)

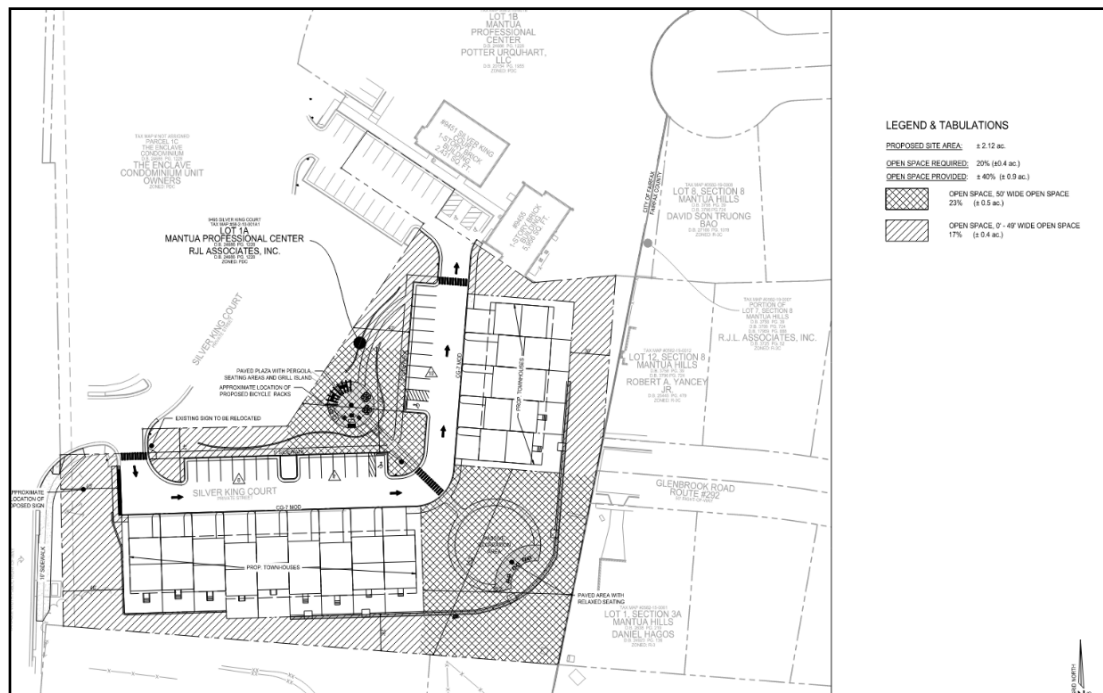
The applicant has an existing parking agreement with the owners of The Enclave and the New School of Northern Virginia. The Master Development Plan shows twenty-five (25) new surface parking spaces plus

nine (9) existing surface parking spaces. The Master Development Plan shows that twenty (20) spaces are to be shared by guests of the townhomes, the Enclave owners and the New School of Virginia. The applicant would need a modification as the Zoning Ordinance requires that “An interior landscaped island shall be provided for every ten spaces. Each island shall contain a minimum of 200 square feet with a minimum width of eight feet inside the curb and include a minimum of one canopy tree; provided that, where an island includes a sidewalk, such islands shall contain a minimum of 400 square feet with a minimum of 15 feet inside the curb. Planting islands shall be evenly distributed throughout the parking lot; with no parking space located more than 50 feet from a planting island. Interior islands may be consolidated, or intervals may be expanded in order to preserve existing trees, where approved by the zoning administrator” (Zoning Ordinance, Section 4.5.7.D, Page 4-21). The MDP shows more than 10 consecutive spaces without a parking lot island in front of 9451 Silver King Court.

Bicycle Parking: Although not required by the Zoning Ordinance, the Applicant has proposed a bicycle rack on the north side of the internal private street near the crosswalk and open space area.

Open Space: Section 3.8.2.G of the Zoning Ordinance requires that a master development plan provide recreation and open space. The Planned Development-Residential District requires at least 20 percent of the site designated as recreation and open space for use and enjoyment of the residents and occupants of the Planned Development. The Master Development Plan shows two open space areas that total 0.9 acres (40% of the site). However, 0.5 acres (23%) of the site meets the minimum requirement of 50 feet x 50 feet in Section 3.8.2.G of the Zoning Ordinance to count towards the required open space. Open space is programmed in the center of the site adjacent to an existing open space area in the existing General Development Plan and connects to a passive recreation area that is bisected by the private street and is located between the two proposed townhomes buildings on the southern and eastern property lines. The Zoning Ordinance requires at least 60% of the required open space to be contiguous, however it may be bisected by a residential street which is in this proposal. A transitional yard buffer (TY2) of 10 feet is required along all site area boundaries. Figure 7 (below) illustrates the amount of open space proposed for the development plan.

Figure 7: Open Space



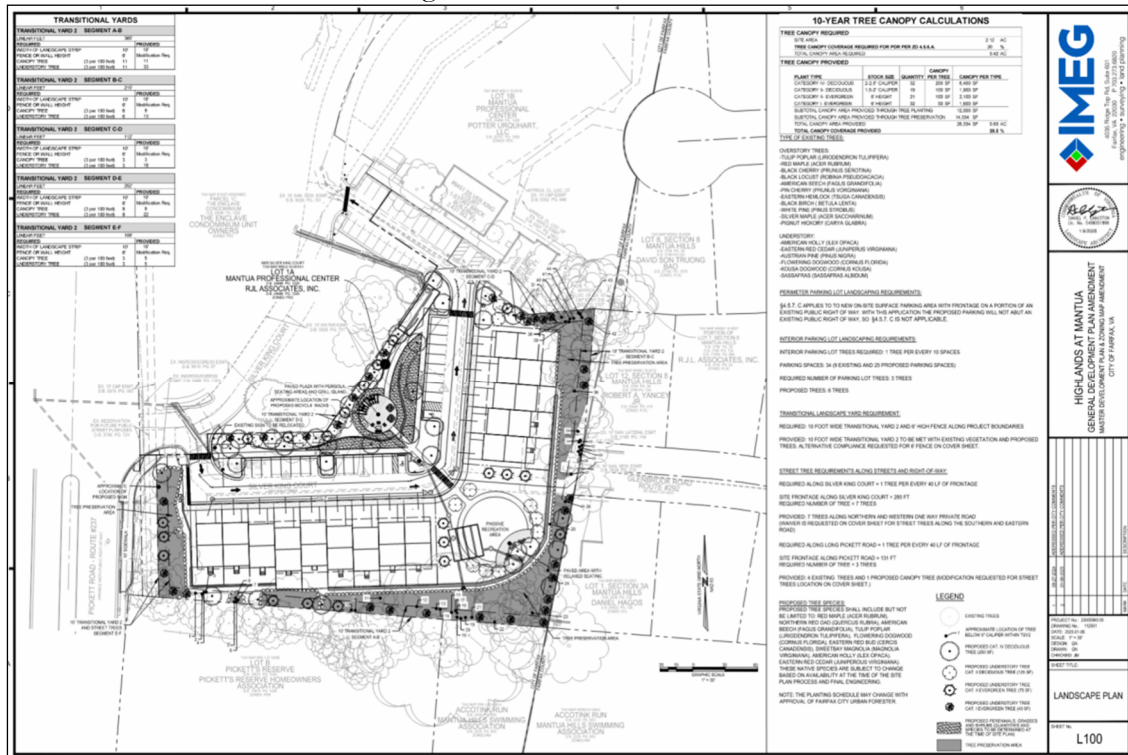
Transitional Yard: A transitional yard is a specified land area, located parallel to and within the outer perimeter of a lot or project and extending to the lot line, together with fencing or walls on the lot line, and planting and landscaping required on the land (Zoning Ordinance, Section 4.5.5.B, Page 4-15). Project boundary transitional yard requirements are established to mitigate the effect of planned developments on adjacent properties (Zoning Ordinance, Section 4.5.5.B2, Page 4-16). Table 6 (below) provides the TY2 requirements and what the applicant has submitted in the Master Development Plan. The applicant is seeking a modification to Section 4.5.5.C.2(b)(1) and Section 4.5.5.D of the Zoning Ordinance to not provide the minimum fence or wall height of the TY2 transitional yard specifications along the Subject Property's boundaries.

Table 6: Transitional Yards

Required by Zoning Ordinance (Section 4.5.5.D)	Provided by the Applicant				
	Segment A-B (365 feet)	Segment B-C (215 feet)	Segment C-D (112 feet)	Segment D-E (252 feet)	Segment E-F (109 feet)
Minimum Transitional Width – 10 feet (TY2)	10 feet	10 feet	10 feet	10 feet	10 feet
Minimum Fence or Wall Height (feet) on lot line – 6 feet	6-foot fence (Modification Requested)	6-foot fence (Modification Requested)	6-foot fence (Modification Requested)	6-foot fence (Modification Requested)	6-foot fence (Modification Requested)
Minimum Canopy Tree (3 per 100 feet)	11 canopy required; 11 provided	6 canopy required; 9 provided	3 canopy required; 3 provided	8 canopy required; 8 provided	3 canopy required; 5 provided
Minimum Understory Tree (3 per 100 feet)	11 understory required; 33 provided	6 understory required; 13 provided	3 canopy required; 16 provided	8 understory required; 22 provided	3 understory required; 5 provided
Minimum Shrubs (3 per 100 feet)	Shrubs not required	Shrubs not required	Shrubs not required	Shrubs not required	Shrubs not required

A transitional yard buffer of 10 feet (TY2) is required along the site area boundary. The Applicant is seeking to eliminate the required 6-foot wall or fence requirement along the northern, western, southern and eastern property lines. The modification to eliminate a 6-foot fence has been requested to minimize the impact to existing trees. Additional trees are proposed within the area where a fence would be required. Figure 8 (below) shows the proposed transitional yards with modification request to eliminate the required 6-foot fence or wall.

Figure 8: Transitional Yards



The general zoning districts for townhouses, RT Residential Townhouse and RT-6 Residential Townhouse would require a 7.5 foot (TY1) transitional yard buffer adjacent to the general zoning districts for single-family detached dwellings, RL Residential Low, RM Residential Medium, and RH Residential High.

The Applicant is also seeking two additional modifications that apply to street trees. Section 4.5.6.B states “street trees shall be required along all streets at the rate of one canopy tree for every 40 linear feet and spaced a maximum of 50 feet part” and Section 4.5.6.B.1 states “all street trees shall be planted no less than three feet or more than 15 feet from the back of the curb or edge of pavement.” The Applicant is proposing street trees along the northern and western sides of the street because the proposed townhome design provides front-loaded garages with driveways. The area along Pickett Road where street trees are required has a 15-foot easement and therefore, impacts the placement of street trees as the requirement in Section 4.5.6.B.1 states “All street trees shall be planted no less than three feet or more than 15 feet from the back of the curb or edge of pavement.”

Tree Canopy: Section 4.5.6 of the Zoning Ordinance requires the applicant to provide a 10-year tree canopy of twenty (20) percent. The Applicant is proposing 28% tree canopy with the combination of new plantings (12,000 sf) and preservation of existing trees (14,334 sf).

Utilities: Section 4.11 of the Zoning Ordinance requires all on-site above-ground utilities to be relocated underground for any development that will require site plan approval. When the proposed development will result in moving or relocating existing overhead utilities located in adjoining rights-of-way, the applicant shall be responsible for placing such utilities underground and dedicating any additional right-of-way or easement that is necessary. Equipment such as electric distribution transformers, switch gear, meter pedestals and telephone pedestals which are normally installed above ground in accordance with generally accepted utility practice for underground distribution may be so installed (Section 4.11.C).

The applicant has requested a modification of the requirement and has indicated it may propose payment in lieu of the required underground utilities work. Staff is reviewing the request for the modification and will have further discussions with the Applicant.

Stormwater Management: Even though stormwater management typically is not fully designed until administrative site plan review, the General Development Plan would be subject to the requirements of the state code and the City's stormwater management regulations. The proposed master development plan shows two stormwater areas. The first stormwater management facility is planned on the northwest corner of the site adjacent to the parking lot and the open space area. The second stormwater management facility is located between the two sticks of townhomes in the passive recreation area. The Applicant has provided a preliminary Best Management Practice (BMP) and Stormwater Management (SWM) Plan on Sheet C500.

Architecture: The Architectural Control Overlay District (ACOD) is established to encourage the construction of attractive buildings, to protect and promote general welfare and to prevent deterioration of the appearance of the city, to make the city more attractive for the development of business and industry, and to protect land values (Zoning Ordinance, Section 3.2.2.B.2, pg. 3-3). The ACOD shall apply city-wide to all development outside of the historic and transition districts. The requirements of the ACOD include review and recommendation by the Board of Architectural Review (BAR) and the issuance of a Certificate of Appropriateness for architecture and landscaping for the City Council. Guidance on architecture and landscaping for new development in the ACOD is provided in the Design Guidelines.

The façade for each unit would consist of brick and Hardie plank siding. The proposed brick color is *general shale* and is the same on each unit. In the front elevations, the townhome units would have a garage on the first floor that would be *mocha brown* with a wood grain texture and made of steel with five small windows. The front entrance would be a wrought iron gate in matte black with an architrave above in *timber bark* with recessed lighting. Directly above the garage doors, there would be brick soldier coursing, bronze wall sconce, and an architectural cast stone water table. The second level would have double-hung windows with transoms in color *bronze*. The third and fourth story would consist of a mixture of brick and Hardie plank siding with a 1' projection. Smooth Hardie plank siding color would vary per unit, but proposed colors include *brandywine*, *blanched almond*, *coral sand*, *mystic mauve*, and *timber bark*. Bays would have a Hardie trim edge as well as the proposed windows. Varying units would have a 1' projected glazed solarium with a *bronze* finish. The rear elevation would receive Hardie plank siding in varying colors. The rear would have a second-story deck and an outdoor condensing unit screen wall. The applicant is proposing a fence in the rear and a stone retaining wall. The two outdoor amenity spaces would include benches, a pergola, seating areas, a grill, and bike rack. The applicant is proposing varying landscape species that are currently in review with our urban forester. Other site lighting includes path lighting along the open space areas, uplighting at various locations under the proposed landscaping, and downlight fixtures at the pergola. Gutters would be internal and not visible.

The BAR will forward a recommendation for a Certificate of Appropriateness for architecture and landscaping to the City Council for final action.

Fiscal Impact: Staff estimates that this proposal would net a positive fiscal impact of between \$24,000 and \$72,000 annually with an average of \$48,000.

Historic Resources: Staff have requested that a Phase I Cultural Resources Study be conducted by the Applicant.

Public Safety: The City Police Department does not have any current comments on the land use application.

City Schools: The three city schools in the boundary for the subject site are Daniels Run Elementary School, Katherine Johnson Middle School and Fairfax High School. Staff estimate that the school impact would be relatively minimal, generating approximately three (3) students.

ATTACHMENTS

- A1 – Narrative
- A2 – Master Development Plan
- A3 – Draft Summary of Commitments
- A4 – Trip Generation Memo
- A5 – Board of Architectural Review Staff Report
- A6 – Technical Deficiencies with Application


PREPARED BY:



Albert Frederick
Senior Planner

02/05/2025

DATE



Jason D. Sutphin
Community Development Division Chief

02/05/2025

DATE



Brooke Hardin
Director, Community Development & Planning

02/05/2025

DATE

APPLICATION OF R.J.L. ASSOCIATES, INC.

MASTER DEVELOPMENT PLAN FOR
THE HIGHLANDS AT MANTUA

Revised January 6, 2025

This Narrative is included as part of the Master Development Plan as if fully set forth therein and should be read in coordination with the physical plan sheets contained in the Master Development Plan. The contents of this Narrative address the requirements contained in Section 3.8.2.C.1 and Section 6.6.8 of the City of Fairfax Zoning Ordinance, as amended.

I. INTRODUCTION

R.J.L. Associates, Inc. (“Owner”, “Applicant”, or “RJL”) has submitted an application to amend the City of Fairfax’s 2035 Comprehensive Plan (“Comprehensive Plan” or “Plan”) and to rezone a 2.12 acre portion of the existing Mantua Professional Center (the “Property”) to the Planned Development-Residential (“PD-R”) zoning district to permit redevelopment of the Property’s existing underutilized office buildings with a small residential townhome community. A separate, but concurrent, application has been submitted to amend the General Development Plan for the greater Mantua Professional Center (“Center”). The proposed townhomes will provide quality and energy efficient housing units that will generate fiscal benefits to the City of Fairfax (“City”), create open space while providing residential amenities, and preserve and respect the unique qualities and character of the neighborhood and surrounding vicinity.

The Property is bounded by Pickett Road and the Army Navy Country Club golf course to the west, the City-County boundary line and Mantua Hills subdivision (within Fairfax County) to the east, The Enclave multi-family condominium community and The New School of Northern Virginia to the north, and, to the south, Pickett’s Reserve subdivision and a recreational parcel of land owned by the Mantua Hills Swimming Association that is improved with portions of the Association’s pool and tennis courts. The Enclave and The New School of Northern Virginia comprise the remainder of the Mantua Professional Center. The adjacent Mantua Hills and Pickett’s Reserve subdivisions are comprised of single-family detached homes and are well-buffered from the Property by existing tree lines which will be preserved to the extent practicable. The Property consists of a single parcel, Parcel 58-2-10-001-A1 totaling 2.12 acres and is addressed as 9495 Silver King Court, Fairfax, Virginia 22031. Addresses issued to the existing office buildings range from 9461 – 9495 Silver King Court.

The Property is currently zoned Planned Development-Commercial (“PD-C”) and is designated as a Commercial Corridor by the City’s 2035 Comprehensive Plan Future Land Use Map. The remainder of the Center is likewise zoned PD-C; the 2035 Future Land Use designations are Social and Civic Network for The New School of Northern Virginia’s parcel and Multifamily Neighborhood for The Enclave. The Applicant is requesting to change the PD-C zoning designation of the Property to PD-R to allow for construction of fourteen (14) townhome units along with thirty-four centrally located parking spaces (inclusive of nine existing parking spaces to

remain) which also serve to provide The Enclave owners and guests with access to shared parking during designated hours, in accordance with an existing recorded parking agreement.

As described in more detail below, townhomes within the portion of the Center currently designated as a Commercial Corridor (i.e., the subject Property) are specifically identified in the Land Use chapter of the City's current Comprehensive Plan as an appropriate alternative to the existing office buildings. The Comprehensive Plan amendment proposed herein will implement this recommendation and change the place type to Townhouse/Single-Family Attached Neighborhood.

The current office buildings on the Property comprise approximately 21,566 square feet of floor area and are outdated and outmoded for traditional office tenants; a significant portion of the office space has struggled to find suitable tenants that can pay fair market rents. This situation is likewise found in the City's office market at large, as prospective tenants seek out Class A office space in surrounding jurisdictions over Class B offerings in the City. This proposed redevelopment, therefore, will replace underutilized and less desirable office structures with a quality townhome community that is context-appropriate and compatible with adjacent residential neighborhoods.

II. PROJECT DESCRIPTION SUMMARY AND BACKGROUND

Following site-specific guidance within the City's Comprehensive Plan, RJL proposes to redevelop a portion of the Mantua Professional Center to replace approximately 21,566 square feet of existing underutilized office buildings with a townhome community. The Applicant has collaborated with Staff and the Center's neighboring users (The Enclave and The New School of Northern Virginia) to carefully plan the Property to create a new community that will provide a needed increase in housing opportunities within the City while respecting the Center's two adjoining uses and the existing residential neighborhoods located adjacent to the Property.

A. Site Description

The Property is a 2.12-acre parcel and is currently zoned PD-C, with designation as a Commercial Corridor by the City's 2035 Comprehensive Plan Future Land Use Map. It is bounded by Pickett Road and the Army Navy Country Club to the west, the City-County boundary line and a Fairfax County residential subdivision known as Mantua Hills to the east, the balance of the Mantua Professional Center to the north, and the Pickett's Reserve subdivision and a small portion of the Mantua Hills Swimming Association to the south. The Property is presently developed with one to three level buildings comprising approximately 21,566 square feet of office space, along with supporting parking and access. The surrounding land uses and zoning complement the proposed community, and the 2035 Comprehensive Plan specifically identifies the proposed townhome redevelopment as an appropriate alternative use in place of the existing office buildings.

B. Planned Development-Residential (Rezoning) Request

The proposed Rezoning would permit the replacement of underutilized office space with fourteen (14) front-loaded townhome units. Units will be twenty-four (24) feet wide and forty

(40) feet deep. They will be three levels, with an option for a loft and decks. The maximum building height of each unit will not exceed forty-seven feet. All units will front the private street and will face the project's central green / amenity space, as well as the existing grassed area with picnic benches, located within the Mantua Professional Center. Additional amenity space will be provided between the two sticks of townhome units, and existing trees serving as a buffer to the adjacent residential neighborhoods will be kept in place to the extent practicable. The development will provide approximately forty percent (40%) open space, exceeding the twenty percent (20%) open space requirement specified in the Zoning Ordinance.

Additionally, the proposed development's location on the Pickett Road corridor places it within approximately one mile of multiple grocery stores, restaurants, commercial retail, parks, and trails. This includes the Fairfax Ice Arena and several shopping centers in the vicinity of Pickett Road's intersection with Main Street (VA-236) to the south and Gateway Regional Park and the Scout on the Circle mixed-use project to the north. Future residents will have exciting opportunities to live, work, and play in the area, while supporting and sustaining businesses within the corridor.

Lastly, the Applicant proposes construction of a unit type that is in high demand but low supply within the City. While the City includes a diverse mix of housing products, only thirteen percent (13%) are townhomes as of 2023 data.¹ Additionally, the Pickett Road corridor is comprised predominantly of apartments, condominiums, and single-family homes, with only a single recent townhome project approved in the area. Townhomes can serve as starter homes for young professionals and smaller families, while also appealing to older adults wishing to downsize and seeking a home that is easier to maintain. The proposed development will therefore expand the availability of quality and desirable housing stock in the City.

C. General Development Plan Amendment

The Applicant is requesting an amendment to the General Development Plan ("GDP") for the Mantua Professional Center. The Center was originally approved in 1975 as the first rezoning to a Commercial Planned Development ("CPD") in the City. The original GDP approved at that time permitted 62,000 square feet of office space in 21 low rise buildings along with an apartment building. The GDP was amended in 1985 to allow an additional 40,000 square feet of office space by removing the apartment building and reconfiguring some of the low rise office buildings.

In 2004, another GDP Amendment was approved to allow for the expansion of The New School of Northern Virginia. This Amendment also divided the Mantua Professional Center into three parcels so that each parcel could be sold and owned independently.

In 2015, another GDP Amendment was approved to replace the approved but unbuilt office space with two residential multifamily condominium buildings containing 80 dwelling units known as The Enclave. The Enclave is a successful project and sold out quickly.

The current GDP Amendment request would convert the remaining, underutilized office

¹ City of Fairfax 2023 Fact Book, Figure 17: Housing Type (existing and approved)

space into single family attached homes that are in high demand by both existing and new City residents. Both the owners of The New School and The Enclave have granted the Applicant permission to seek this Amendment, while retaining their rights to comment on the overall request.

D. Transportation and Parking

The Property is currently served by a looped portion of Silver King Court (a private street) providing two connections to the roadway. Silver King Court, in turn, loops through the Mantua Professional Center and connects twice to Pickett Road. Silver King Court's southern connection at Pickett Road provides for full movement and is the closer access point to the Property. The northern connection is limited to a right-in/right-out condition by a median within Pickett Road and offers an additional route to and from the new community. With redevelopment, the looped roadway will be converted to a one-way street. The access points to Silver King Court and the roadway's connections to Pickett Road will remain at their existing locations, with reconfiguration of the southern connection to Silver King Court to provide a right-in only entrance. The community is anticipated to reduce AM Peak, PM Peak, and Daily Weekday trips when compared to the estimated trips generated by the existing office use. As such, traffic impact will be minimal compared to existing conditions, and a full-scale traffic impact study is not required. Please reference the Trip Generation Memorandum for The Highlands at Mantua, prepared by IMEG and dated December 4, 2023.

The site will have ample parking, exceeding the requirement of two spaces per unit set forth in the Zoning Ordinance. Each townhome will have two garage spaces and two driveway spaces for a total of four parking spaces per unit. Additionally, the community will offer thirty-four centrally located parking spaces, inclusive of nine existing parking spaces that will remain onsite. The Property is currently subject to a limited shared parking agreement that permits owners and guests of The Enclave to utilize a portion of the existing office parking spaces during designated hours, and these central spaces will serve to provide continued access to overflow parking in accordance with the agreement.

E. RJL Community Outreach Statement

RJL initiated community outreach and met with representatives of The Enclave, The New School of Northern Virginia, and the Pickett's Reserve subdivision in the Summer of 2023. Letters were also sent to the abutting Mantua Hills subdivision property owners (within Fairfax County). The Planning Commission and the City Council also conducted pre-application Work Sessions during this time period. More recently, the Applicant mailed letters to abutting property owners and maintained contact with representatives of The Enclave and The New School. An on-site meeting was conducted on September 16, 2024 with some neighbors and representatives of Pickett's Reserve. The Applicant will have further discussions with all of these stakeholders as the application process continues.

The Applicant has also kept the remaining office tenants informed about this project and has informed them about the City's Economic Development Office's assistance programs such as the Lease Incentive for Fairfax Tenants (LIFFT) grants offering rent assistance for relocating

in the City.

III. NARRATIVE PROVISIONS AND APPROVAL CONSIDERATIONS FOR PLANNED DEVELOPMENT DISTRICT

In support of the Applicant's request to rezone the Property from the PD-C district to the PD-R district, the following information is provided to address each of the approval considerations set forth in Section 6.6.8 of the Zoning Ordinance.

A. Substantial conformance with the comprehensive plan;

The proposed development is in conformance with the Comprehensive Plan's specific recommendations for the Property, aligns with the Plan's vision for the Townhouse/Single-Family Attached Neighborhood Place Type, and advances multiple City goals set forth in the Plan related to, among others, land use, housing, neighborhoods, and parks and recreation.

Page 43 of the Comprehensive Plan reflects Parcel Specific Considerations specific to the Mantua Professional Center. In particular, the Plan contemplates alternative uses for the portion of the Center currently designated as Commercial Corridor (i.e., the Property) that includes townhomes. The proposed change of the Place Type to Townhouse/Single-Family Attached Neighborhood will facilitate this use as recommended within the Plan and ensures that development is complementary in accordance with Land Use Strategies Goal 1 (See Page 25 of the Plan). Page 29 of the Plan specifies certain physical characteristics applying to townhouse development that is adjacent to single-family detached residences, including the provision of landscape setbacks at the adjoining edges and building height of up to forty-seven feet. The Place Type supports up to twelve dwelling units per acre. The Master Development Plan meets the Place Type criteria as evidenced through the architectural drawings provided within the plan set; landscape setbacks shown on the plans; and a proposed density of 6.6 dwelling units per acre, well within the twelve units per acre supported in the Townhouse/Single-Family Attached Neighborhood Place Type.

Beyond the site-specific recommendations, the proposed development meets several of the City's interconnected goals that are interwoven throughout the Plan. On Page 17, the Plan includes the observation that "as developable land has become scarcer, new residential development has been more dependent on infill and redevelopment sites." This observation is discussed further in the neighborhood context on Page 47. Relatedly, Page 20 identifies the issue of declining housing affordability, as rising housing values have outpaced increases in income. Completing this loop, Housing Goal 1 on Page 55 is the support of a wide range of housing types, with the Plan text specifically identifying the City's shortage of Townhomes and Outcome H1.1 calling for the continued development of underrepresented housing types. The Master Development Plan proposes infill development that adds a desired, and currently limited, housing type to the City's existing stock of housing units.

As noted on Page 61 of the Plan, most of the City's properties are within the Architectural Control Overlay District (except for single-family residential properties and those properties within other overlay districts), and plans are reviewed by the Board of

Architectural Review (and City staff) to confirm proposals meet design guidelines. The proposed development delivers quality construction and an attractive design, and provides energy efficient design features that meet the Plan's Sustainability Initiative Outcome SI1.1 (See Page 111 of the Plan). The architectural design and materials are compatible with the remainder of the Center. As part of the processing of this rezoning request, the Applicant will concurrently process a review, and seek a positive recommendation from, the City's Board of Architectural Review for a Certificate of Appropriateness. The application to the Board of Architectural Review was submitted on September 27, 2024 and a Work Session was conducted with the BAR on November 6, 2024.

Lastly, the Plan includes a handful of related content and goals under the headings of Parks and Recreation and Sustainability Initiatives. On Page 113, Sustainability Initiatives Outcome SI2.2 includes access to parks, recreation, trails, and open space. Similarly, Page 134 highlights the "essential contribution" recreation and open space make to a healthier population and greener city. The proposed development is just a short walk to existing community and linear parks (see Page 125 of the Plan for a map of parks by type), and the Property itself has been designed to provide approximately forty percent (40%) open space, twice the area specified by the City's Zoning Ordinance. Residents will have access to a park-like setting when they walk out their front door, and can then easily stroll or bike to the City's network of public parks and open space areas.

For the reasons set forth above, the proposed development is in substantial conformance with the Comprehensive Plan.

B. Any greater benefits the proposed planned development provides to the city than would a development carried out in accordance with the general zoning district regulations;

The proposed development will provide substantial benefits to the City beyond those that would be realized by the existing improvements and a development conducted under the existing zoning regulations. Most directly, the existing Planned Development-Commercial ("PD-C") zoning would not permit the Townhouse use now proposed (See Section 3.8.5.B of the Zoning Ordinance). The current office buildings are underutilized and thus offer a limited tax benefit to the City. As discussed above, replacement of the office use with a small residential infill community conforms with the Comprehensive Plan and preserves the unique qualities and character of the neighborhood and surrounding vicinity, while generating a fiscal benefit for the City.

Also of note, the City's Comprehensive Plan contemplates provision of either multi-family residential or townhome units at this site. The Applicant notes that a townhome community is a fitting use and reflects consideration of the site's location adjacent to single family detached subdivisions located to both the south and east of the property. The new community will allow for a smooth transition from these homes to the rest of the Center, providing the City with not only needed housing stock but also an enhanced transition between existing adjacent uses.

C. Suitability of the subject property for the development and uses permitted by the general zoning district regulations versus the proposed district;

The Property is well suited for a small infill townhome development. The site is served by existing road and utility infrastructure that require limited modifications to facilitate the townhome use, and the proposed use change is directly identified in the City's Comprehensive Plan as an appropriate alternative for the subject parcel.

D. Adequacy of existing or proposed public facilities such as public transportation facilities, public safety facilities, public school facilities, and public parks;

The community is expected to reduce AM Peak, PM Peak, and Daily Weekday trips when compared to the estimated trips generated by the existing office use and will have a negligible impact on existing public facilities. The site is also served by both Metrobus and the City's CUE bus system, with an existing stop serving both systems located at the intersection of Pickett Road and Silver King Court (southern connection). And as previously noted, the community is both well-served by the City's existing network of parks and open space and will include twice the area of open space as required under the Zoning Ordinance. The proposed small infill development is adequately served by the City's existing public facilities.

E. Adequacy of existing and proposed public utility infrastructure;

The community will be served by the following existing utilities: sewer, water, gas, electric, communication services and dry utilities. The Applicant has received confirmatory letters that service is available from Dominion Energy, Washington Gas, Verizon and Cox Communications. The Applicant has also included a sanitary sewer analysis within the Master Development Plan (see Sheet C600) and has confirmed with City staff that there is adequate domestic water and gas service for the proposed community.

F. Consistency with the applicable requirements of this chapter, including the general provisions of §3.8.2;

The proposed development is consistent with Zoning Ordinance requirements, including general provisions set forth in Section 3.8.2, except for certain waivers and modifications listed on the Cover Sheet of the Master Development Plan and below.

G. Compatibility of the proposed planned development with the adjacent community;

The proposed development is compatible with the adjacent residential communities and the remaining portion of the Mantua Professional Center. The use of quality architecture and materials provides compatibility with the surrounding uses, and the Master Development Plan conforms with requirements for physical characteristics of townhomes built adjacent to existing single-family detached communities, as set forth in the City's Comprehensive Plan. Further guidelines set forth in both the Comprehensive Plan and the City's Zoning Ordinance ensure that

appropriate transitions between the adjacent uses are provided, and the Applicant has maintained existing forest buffer at the site limits to the extent practicable.

H. *Consistency with the general purpose of the planned development districts in §3.8.1 and the stated purposes of §3.2.3;*

The proposed development is consistent with both the general purposes stated in Section 3.8.1 and specific purposes associated with Planned Development Residential districts as set forth in Section 3.2.3.A. The Applicant has utilized the flexibility inherent in the PD-R district to design a unique residential townhome infill community with unit access off an existing private roadway. The community conforms with guidance and recommendations within the Comprehensive Plan (as discussed above) and is sensitive to its surrounding context.

I. *Compatibility of each component of the overall development with all other components of the proposed planned development;*

The Applicant proposes a single-component project comprised of residential uses and compatibility of multiple components within an overall development is therefore not applicable to this project. See also the response within item ‘G,’ above.

J. *The quality of design intended for each component of the project and the ability of the overall master development plan to ensure a unified, cohesive environment at full build-out;*

As noted above, the Applicant proposes a single-component project comprised of residential uses. Specific to this use, the Applicant is proposing a high-quality and attractive design to create a unique community that is context-sensitive and achieves vision and policy objectives the City has established within the Comprehensive Plan. The outdoor public spaces of “Highlands at Mantua” create a sense of enhanced community for its residents through providing a pedestrian friendly environment that link two main recreation amenity areas. A large circular shaped patio space is provided on the central part of the site. This area includes a pergola, grills, and seating surrounded by lush shrub and perennial landscaping, and will serve as the heart of the community, providing a social hub for everyday neighborly interaction. A secondary recreation area in between the townhome buildings provides a multi-purpose lawn area for residents of all ages to play on and enjoy. The lawn is surrounded by pathway, seating areas, and additional landscaping, which allows users a more secluded outdoor experience.

K. *Self-sufficiency requirements for each phase of the overall project of §3.8.2.H;*

The Property is a 2.12-acre infill development and phasing this redevelopment is not proposed for the project.

L. *The effectiveness with which the proposed planned development protects and preserves the ecologically sensitive areas within the development; and*

The Property is currently developed, with no significant ecologically sensitive areas. The Applicant has maximized tree preservation to the extent practicable, which includes the preservation of significant forest areas that will continue to serve as a buffer between the new townhomes and existing residential subdivisions to the east and south.

M. The extent to which the residential component of the proposed planned development promotes the creation and preservation of affordable housing suitable for supporting the current and future needs of the city.

While the proposed community is not subject to affordable housing requirements,² the Applicant notes that the provision of additional housing stock yields the general benefit of offering newly built homes to individuals and families seeking to move into or relocate within the City, and that increasing the supply of available units can help control rising housing costs in the market. This relief of pressure on both pricing and the age of the City's housing stock in turn aligns with the City's desire to preserve "naturally occurring affordable housing" as stated within the 2035 Comprehensive Plan, notably Housing Goal 2 (see Page 57 of the Plan).

IV. WAIVERS AND MODIFICATIONS

The proposed development will provide residential development, and, to the best knowledge of the Applicant, will conform to all applicable ordinances, regulations, and adopted standards, except for the following waiver and modification requests:

- A waiver of the Zoning Ordinance Section 4.5.6.B requirement for street trees along the southern and eastern sides of the one-way private street (Silver King Court) due to the proposed townhome design with front loaded driveways and garages. Street trees will be provided along the northern and western sides of the street to the best extent possible.
- A modification to PFM Detail 401.01: Typical Curb and Gutter Street Section, to allow for a reduction in road width of the private one-way road (Silver King Court) from 30 feet to 23 feet. This reduction allows the Applicant to better meet the buffer requirements and provide site amenities. The Property's narrowness at this location also contributes to the need for this modification. Line of sight angles will be safe.
- A waiver of the Subdivision Ordinance Section 2.3.4.A requirement for a sidewalk on both sides of the street for the southern and eastern portions of Silver King Court to reduce the impact into the existing tree areas along the southern and eastern portions of the Property.
- A modification of the Zoning Ordinance Section 4.5.5.D requirement for a fence along the Transitional Screening Yard 2. Additional trees are proposed to be

² Under Section 3.9.2.B.1 ('Applicability') of the Zoning Ordinance an application for less than thirty (30) dwelling units is not subject to the City's Affordable Dwelling Units Program.

substituted for the required fence via the provisions of “alternative compliance” contained in Zoning Ordinance Section 4.5.10.

- A modification of the Zoning Ordinance Section 4.5.6.B requirement for street trees to be located along Pickett Road due to an existing easement. The street trees will be located further away from Pickett Road out of the easement area. The required number of trees will be met.
- A modification of the Zoning Ordinance Section 3.5.1.C.2 requirement that “no more than two of any 10 or one of any three to five abutting dwelling units having the same front yard setback.” As proposed, the five-unit stick of townhomes meet the requirements as each two-foot offset is different. Dimensions were added to Sheet C300 of the MDP for clarification. The nine-unit stick of townhomes would meet the requirements if 10 units were proposed, therefore a slight modification of this requirement is requested.
- A modification of the Zoning Ordinance Section 4.11 requirement to underground all utility lines. Subsection 4.11.D provides the ability to request relief from this requirement as a Special Exception from the City Council. The Applicant is unable to commit to taking the burden of completing the undergrounding with the scope of this project. A cost estimate of the undergrounding will be provided by Davis Utility to demonstrate this burden.

Summary of Commitments
Highlands at Mantua
Zoning Map Amendment Z-24-00236
January 6, 2025

A. General.

1. Master Development Plan. The property, identified on the City of Fairfax (the “City”) Tax Map as Parcel ID 58-2-10-001-A1 and located at 9495 Silver King Court (the “Property”), shall be developed in substantial conformance with the “General Development Plan Amendment Master Development Plan Zoning Map Amendment Highlands at Mantua” (the “Master Development Plan” or “MDP”) dated January 6, 2025, and prepared by IMEG. Minor modifications to the Master Development Plan may be permitted, provided such changes otherwise are in substantial conformance with the Master Development Plan and pursuant to the review and approval by the Zoning Administrator and in accordance with Section 6.6.9.A.2 of the City’s Zoning Ordinance (“Zoning Ordinance”).

2. Permitted Uses. The Property may be developed with up to fourteen (14) townhouses (the “Proposed Development”) in accordance with the Planned Development Residential Zoning District (the “PD-R”) standards, specifically, Section 3.8.3 of the Zoning Ordinance, as more particularly shown on the Master Development Plan.

B. Transportation.

1. Public Access. Prior to site plan approval for the Proposed Development, the Applicant shall cause to be recorded among the Fairfax County land records a public access easement running to the benefit of the City, in a form acceptable to the City Attorney, over the private streets, trails, sidewalks, and open space areas generally shown on the Master Development Plan. Either the landowner, or a common interest community association or similar entity established for the development, shall be responsible for the maintenance of the private streets, sidewalks, and associated streetscape elements.

2. Townhouse Parking. Each townhouse unit shall have a two-car garage and a driveway serving as additional parking spaces. Prospective purchasers and occupants shall be advised in writing prior to entering into, or as a part of, a contract of sale that any conversion of the garage or use of the garage that precludes the parking of a vehicle within the garage shall be prohibited.

3. Bicycle Rack. The Applicant shall install an inverted-U or similar style bicycle rack within the townhouse development, as generally depicted on the MDP. Notwithstanding, final locations of the bicycle rack may be adjusted at the time of site plan.

4. Shared Parking. The Applicant shall have the right to continue to share parking spaces with the Enclave condominium and The New School, provided the number of spaces shall be no more than the number of parking spaces shown for that purpose on the MDP (Sheet C300).

C. **Environmental and Landscaping.**

1. Sustainable Design. The proposed development shall incorporate energy efficient devices intended to promote energy conservation and green building techniques, such as use of ENERGY STAR® appliances, energy efficient mechanical systems, recycling for occupant refuse, energy efficient lighting and insulation that meets or exceeds applicable energy code requirements. At the time of site plan submission, the Applicant shall submit to the Sustainability Coordinator a checklist of energy saving components described above and as generally available in the marketplace included in the proposed development to demonstrate compliance with this condition.

2. Accessibility of Residential Units. All residential units shall comply with all applicable municipal, state, and federal accessibility and anti-discrimination requirements in place at the time of building permit submission. The townhouse dwelling units shall be designed and constructed with a selection of universal design features and options as determined by the Applicant. Said features may include, but are not limited to, emphasis on lighting in stairs and entrances, open floor plans with flexible spaces and reduced hallways, prioritizing straight stair design without turns, slip resistant flooring, hand-held showerheads at tubs and showers, seat in master bath shower, lever door handles, front loading washers and dryer and rocker light switches. The units will also be marketed with an option to include an elevator.

3. Landscaping and Screening. Landscaping on the Property shall be in general conformance with the landscaping shown on the MDP, and consistent with the Certificate of Appropriateness. Selection of materials shall be made through the application for a Certificate of Appropriateness.

4. Stormwater Management. Design and construction of stormwater management facilities shall comply with 4VAC50-60 Virginia Stormwater Management Program (“VSMP”) Permit Regulations, as may be amended, or other relevant standard in place at the time of building permit submission.

D. **Construction.**

1. Construction Management Plan. Prior to site plan approval for the Proposed Development, the Applicant shall submit a construction management plan for approval by the City Manager or designee. The Construction Management Plan shall address items including, but not limited to, the following:

- a. Hours of construction;
- b. Location of parking areas for construction employees and associated pedestrian/vehicle access points;
- c. Truck staging and cleaning areas;
- d. Storage areas;

- e. Fencing details;
- f. Trailer and sanitary facility locations;
- g. Roadway cleanup along the Property's frontage and Silver King Court, as may be needed;
- h. Traffic control measures, including any necessary measures ensuring pedestrian safety; and
- i. Maintenance of entrances.

2. Community Liaison. Prior to commencement of construction, the Applicant shall identify a person who shall serve as liaison to the community throughout the duration of construction. The name and telephone number of this individual shall be provided in writing to property owners of record whose property lies immediately adjacent to the Property, nearby homeowners, or neighborhood/civic associations, and to the Department of Community Development and Planning.

E. Ownership and Management of Recreation and Open Space; Recreational Amenities Contribution.

1. Ownership of Recreation and Open Space. The ownership of the recreation and open space areas depicted on the MDP shall be owned either by the Applicant or by a common interest community association or similar entity. Under either scenario, the landowner of these areas shall be responsible for maintaining the recreation and open space, including any facilities within the areas.

2. Management of Recreation and Open Space. The Applicant shall prepare a plan for management of the recreation, open space, and other common facilities in accordance with the requirements of Section 3.8.7.E.2 of the Zoning Ordinance.

3. Legal Instrument for Permanent Protection. In accordance with Section 3.8.7.F. of the Zoning Ordinance, the Applicant shall prepare a binding legal instrument to be recorded among the land records of Fairfax County that provides for the permanent protection of the recreation and open space areas. Prior to entering into a contract of sale of each townhome, prospective residents shall be notified in writing by the Applicant of the management and maintenance responsibilities for the recreation and open space areas and shall acknowledge receipt of this information in writing.

4. Recreation. The Applicant shall provide on-site recreational facilities as shown on the MDP to serve the residences of the Proposed Development.

5. Recreational Amenities Contribution. Following commencement of construction, but prior to the issuance of the first Residential Zoning Permit, the Applicant shall contribute an amount equivalent to \$376.00 per residential unit to the City of Fairfax for use in the planning, design and/or construction of off-site recreational amenities.

F. **Miscellaneous.**

1. **Successors and Assigns.** These commitments shall bind and inure to the benefit of the Applicant and its successors and assigns.



Trip Generation Memorandum
for
The Highlands at Mantua
City of Fairfax, Virginia

IMEG #23005060.00
January 24, 2024

Introduction

This transportation memorandum summarizes the findings of trip generation comparison analysis related to the proposed Highlands at Mantua development to be located in the City of Fairfax (the City), Virginia. This memorandum has been developed in accordance with the City's Planned Development map amendment (rezoning) reviews, which require an analysis related to potential traffic generation.

The proposed development site is situated on a single 2.12-acre parcel of land and is located along Pickett Road (Route 237) in the southeast corner of its intersection with Silver King Court, across from the Army Navy Country Club. The proposed development site parcel can be identified on City of Fairfax Tax Maps with the following Parcel ID: 58-2-10-001A1. The parcel currently has a Future Land Use designation of Commercial Corridor (CC) and is zoned as PD-C (Planned Development Commercial). Currently, the site is occupied by approximately 21,566 square feet of existing office use (Mantua Professional Center).

The Applicant is proposing to apply for a Comprehensive Plan Map Amendment from CC Place Type to Townhouse/Single-Family Attached Neighborhood Place Type, and a Map Amendment (Rezoning) from the current PD-C zoning district to PD-R (Planned Development Residential), in order to replace the approximately 21,566 square feet of office use and construct approximately 14 front-loaded townhome dwelling units. With redevelopment, the site is proposed to be accessed by a right-in only entrance to a converted one-way street (Lewis Lane) off the existing Silver King Court. The associated Master Development Plan (MDP) is anticipated to be submitted concurrently with this memorandum for review by the City.

Trip Generation Comparison

In order to project the vehicular trips into and out of the proposed development during weekday morning (AM) and weekday afternoon (PM) peak hour periods, as well as during a typical weekday period, and compare them to the estimated trips generated by the existing use during the same time periods, the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11th Edition, publication was utilized.

The projected and estimated trip generation and their comparison is depicted in Table 1. For the purposes of comparison, the trip generation assumed does not include any pass-by, diverted, internal, nor transit reductions applied to the trips.

Land Use	ITE 11 Land Use Code	Amount	AM Peak Hour			PM Peak Hour			Weekday	
			AM IN	AM OUT	AM TOTAL	PM IN	PM OUT	PM TOTAL	Daily	
PROPOSED										
Townhomes ^[1]	220	14.0	DU	7	20	27	17	10	27	165
EXISTING										
General Office Building	710	21.566	kSF of GFA	39	6	45	8	38	46	306
Difference in Trips (Proposed Minus Existing)				-32	14	-18	9	-28	-19	-141

Notes:

[1]: The ITE Land Use Code (LUC) 220 allows for townhomes of two- or three-levels in height.

Table 1: Site Trip Generation Comparison (Peak Hour of the Adjacent Street, ITE 11th Edition)

As illustrated in the referenced Table 1, the proposed residential development is anticipated to generate approximately 18 fewer total trips during the AM peak hour, 19 fewer total trips during the PM peak hour, and approximately 141 fewer trips during a typical weekday compared to the estimated trips generated by the existing office use. Given the anticipated reduction in trips, it can be concluded that a full-scale traffic impact study would not be required, as the traffic impact would be minimal compared to existing conditions.

Prepared by: Jerome L. Gonzalez

JLG/JM/JR

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Board of Architectural Review

DATE: November 6, 2024
 TO: Board of Architectural Review Chair and Members
 THROUGH: Jason Sutphin, Community Development Division Chief *JDS*
 FROM: Anna Kohlbrenner, BAR Liaison *AK*
 SUBJECT: **Work Session: 9495 Silver King Court – Highlands at Mantua**

ATTACHMENTS: 1. Relevant Regulations
 2. Current plan set

Nature of Request

1. Case Number:	BAR-24-00023
2. Address:	9495 Silver King Court
3. Request:	Townhomes
4. Applicant:	RJL Associates, Inc.
5. Applicant's Representative:	David S. Houston
6. Status of Representative:	Attorney
7. Zoning:	PD-C Planned Development-Commercial Architectural Control Overlay District

BACKGROUND

The subject property is located east of Pickett Road, north of Pickett Reserve, and south of the Enclave. The applicant is proposing fourteen front loaded townhomes on a private street with two open space areas with amenities on 2.12 acres. The applicant is requesting an amendment to the existing Planned Development, a Comprehensive Plan Map Amendment from Commercial Corridor Place Type to Townhouse/Single-Family Attached Neighborhood Place Type, and a rezoning from PD-C Planned Development-Commercial to PD-R Planned Development-Residential in the Architectural Control Overlay District. There have been briefings with the Planning Commission and the City Council last year, and work sessions would be taking place within the next few months. The applicant is not requesting any special exceptions.

PROPOSAL

The applicant is proposing 14 townhome units that would be 24' wide and 40' deep. The proposed townhome units would be four stories in height with an option for a loft and deck. All proposed units would be front loaded and would face the central amenity space. Each unit would have four parking

spaces, two on the driveway and two in the garage which exceeds zoning requirements. The façade of each unit would consist of brick and Hardie plank siding. The proposed brick color is *general shale* and is the same on each unit. In the front elevations, the townhome units would have a garage on the first floor that would be *mocha brown* with a wood grain texture and made of steel with five small windows. The front entrance would be a wrought iron gate in matte black with an architrave above in *timber bark* with recessed lighting. Directly above the garage doors, there would be brick soldier coursing, bronze wall sconce, and an architectural cast stone water table. The second level would have double-hung windows with transoms in color *bronze*. The third and fourth story would consist of a mixture of brick and Hardie plank siding with a 1' projection. Smooth Hardie plank siding color would vary per unit, but proposed colors include *brandywine*, *blanched almond*, *coral sand*, *mystic mauve*, and *timber bark*. Bays would have a Hardie trim edge as well as the proposed windows. Varying units would have a 1' projected glazed solarium with a *bronze* finish. The rear elevation would receive Hardie plank siding in varying colors. The rear would have a second-story deck and an outdoor condensing unit screen wall. The applicant is proposing a fence in the rear and a stone retaining wall. The two outdoor amenity spaces would include benches, a pergola, seating areas, a grill, and bike rack. The applicant is proposing varying landscape species that is currently in review with our urban forester. Other site lighting includes path lighting along the open space areas, uplighting at various locations under the proposed landscaping, and downlight fixtures at the pergola. Gutters would be internal and not visible.

RELEVANT DESIGN GUIDELINES

City of Fairfax Design Guidelines:

The following excerpts from the Design Guidelines are relevant to this application.

New Construction, ACOD-3

Building Sitting, ACOD-3.2

Townhouse buildings should have varied setbacks between units.

Each townhome unit would be staggered.

Building Orientation, ACOD-3.3

Orient entrances for convenient access from adjacent buildings, sidewalks, parking, and bike paths.

The main entrances face the amenity and open space areas.

Building Height & Width, ACOD-3.5

Because of the variety in building forms and uses in the ACOD, there is a corresponding variety in building heights and widths. While the maximum height of new construction in the ACOD is generally 60 feet, many new commercial buildings may still be one story depending on their use. Building width also varies depending on the age and original use of the building; and new buildings' width will depend on their use and corresponding parking requirements.

The Comprehensive Plan recommends a three-story height limit. The statement of intent states a maximum height of 47' while the plan set elevations show a maximum of 43' in height. The applicant shall accurately represent the height while following the recommendations seen in the Comprehensive Plan at the next submission.

Building Scale, ACOD-3.5

Reinforce the human scale of new design in ACOD by including different materials, textures, or colors within a large building and/ or by dividing large facades and other elevations into different bays with different heights and planes. Use other techniques such as varying rooflines and window patterns, articulating entrances, and adding cornices and string and belt courses to separate floor levels, and using other decorative features. Corner articulation, balconies, canopies, marquees, and awnings can all also help create a human scale.

The applicant is proposing one color of brick with varying colors of Hardie siding. The most visible façade along Pickett Road could be further broken up to enhance the most visible part of the redevelopment. An additional brick color could be added to add variety.

Roof Form & Materials, ACOD-3.6

Buildings that adjoin neighborhoods should use roof forms that relate to the nearby residential forms instead of the flat or sloping commercial form.

The applicant should explore different roof features including a hipped roof to soften the proposed height.

Building Foundations, ACOD-3.9

Consider distinguishing the foundation from the rest of the structure by using different materials, patterns, or textures.

The foundation line/first floor elevation that is visible from Pickett Road could use a different material, pattern, or texture to add more interest to the façade.

Materials & Textures, ACOD-3.9

The selection of materials and textures for a new building in the ACOD may include brick, stone, cast stone, wood or cementitious siding, metal, glass panels, or other materials as deemed appropriate by Staff and the BAR. In general, the use of stucco-like products such as EIFS should be limited and is most appropriate on higher elevations, not in the pedestrian realm. Use quality materials consistently on all publicly visible sides of buildings in the district. These materials should be long lasting, durable, maintainable, and appropriate for environmental conditions. Avoid the use of aluminum or vinyl siding and plain concrete masonry units as exterior materials or painted metal siding. EIFS (artificial stucco) may be appropriate if used in small proportions above pedestrian level. Avoid the use of tinted, opaque, or mirrored glass for windows and doors in the district.

The applicant is proposing high quality materials that include mostly brick. The pedestrian realm does not include any siding.

Building-Mounted Lighting, ACOD-3.12

Lighting for new structures should be designed to be an integral part of the overall design by relating to the style, material, and/ or color of the building. Fixtures should utilize an incandescent, LED, fluorescent, metal halide, or color corrected high-pressure sodium lighting sources. Avoid overly bright or colored lights. Fixtures should be the full cutoff variety to limit the impact of lighting on neighboring properties. A combination of free-standing and wall-mounted fixtures is recommended to yield varied levels of lighting and to meet the intent of the zoning regulations.

The applicant is proposing exterior wall sconces that blend in with the façade. The proposed wall sconces would be downlight fixtures. Site lighting appears cohesive with the rest of the redevelopment.

Appurtenances, ACOD-3.13

Mechanical equipment on roofs or sides of buildings should not be visible from streets. It should be screened from public view on all sides if otherwise visible. The screening should be consistent with the design, textures, materials, and colors of the building. Another method is to place the equipment in a nonvisible location behind a parapet.

Mechanical units would be placed on the ground floor and would be hidden with a screen wall. The units would be hidden from public view.

Painting, Color & Finishes, ACOD-4

Guidelines, ACOD-4.2

Select a coordinated palette of colors for each property that includes site elements in

addition to the building itself. Select natural tones instead of overly bright and obtrusive colors.

The applicant is proposing an earth tone palate.

Private Site Design & Elements, ACOD-6

Landscaping, ACOD-6.3

Use landscape edges such as a row of street trees. Where trees cannot be installed due to utility or other restrictions, use a shrub layer or herbaceous planting to create a unifying edge or seam between adjacent developments and their face on the public right-of-way. Create well-defined outdoor spaces, delineate pathways and entries, and create a sense of continuity from one site to the next.

The applicant is working with our urban forester and has provided a planting plan for review. Staff believes that additional landscaping on the elevation visible from Pickett Road could be beneficial. The proposed open space area could use more shrubs and flowering planting to soften the amenity space areas. Staff would like to see a more accurate 3-D representation of the amenity area.

Fences & Walls, ACOD-6.4

Use brick or other natural stone materials for walls. When a wall is an integral part of, or an extension of a building, select wall materials that complement the building's materials. Avoid the use of modern, mass-produced fence materials such as diamond lattice panels, or synthetic materials such as plastic or fiberglass timbers. Stained wood board-on-board is usually appropriate.

The proposed retaining wall would be made of stone and the proposed fence would be black metal and appear ornamental. The retaining wall around the amenity areas has not been accurately represented in the 3-D renderings as it does not appear visible. The applicant shall include viewpoints of the retaining wall at the next submission.

City of Fairfax 2035 Comprehensive Plan:

The following excerpts from the Comprehensive Plan are relevant to this application. (see photo below)

The applicant shall reduce the height of the proposed townhome units to three stories as recommended in the Comprehensive Plan. The applicant can explore different ways to get more storage using a peaked roof design with the addition of dormers for additional space.

TOWNHOUSE/SINGLE-FAMILY ATTACHED NEIGHBORHOOD

Definition

The Townhouse/Single-Family Attached Neighborhood Place Type, identified in orange on the Future Land Use Map, applies to neighborhoods that are primarily developed with townhouses and single-family attached or duplex housing. Single-family detached uses may be considered in the Townhouse/Single-Family Attached Neighborhood Place Type when developed in conjunction with Townhouse/Single-Family Attached Neighborhood uses.

Physical Characteristics

The design and layout of new Townhouse and Single-Family Attached Neighborhood developments should reflect the location of the development within the City. In particular, development that is adjacent to Single-Family Detached Neighborhoods within City limits, or to neighborhoods zoned primarily for single-family detached residences within adjacent jurisdictions, should have a maximum of three floors and provide landscaped setbacks for that portion of the site that is adjacent to any such neighborhood. Otherwise, a building height of up to four stories may be considered. Predicated on the underlying zoning district and additional density permitted through the provision of affordable dwelling units, the Townhouse/Single-Family Attached Neighborhood Place Type supports up to 14.4 dwelling units per acre.

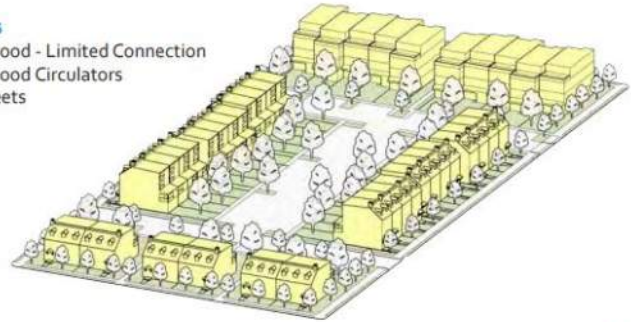
Zoning Districts

- RT, Residential Townhouse
- RT-6, Residential Townhouse
- PD-R, Planned Development Residential
- PD-M, Planned Development Mixed-Use



Street Types

- Neighborhood - Limited Connection
- Neighborhood Circulators
- Active Streets
- Avenues



ATTACHMENT 1

RELEVANT REGULATIONS

§6.5.1. Applicability

Certificates of appropriateness shall be reviewed in accordance with the provisions of §6.5.

A. A certificate of appropriateness shall be required:

1. To any material change in the appearance of a building, structure, or site visible from public places (rights-of-way, plazas, squares, parks, government sites, and similar) and located in a historic overlay district (§3.7.2), the Old Town Fairfax Transition Overlay District (§3.7.3), or in the Architectural Control Overlay District (§3.7.4). For purposes of §6.5, “material change in appearance” shall include construction; reconstruction; exterior alteration, including changing the color of a structure or substantial portion thereof; demolition or relocation that affects the appearance of a building, structure or site;

§6.5.3. Certificate of appropriateness types

A. Major certificates of appropriateness

1. Approval authority

(a) General

Except as specified in §6.5.3.B.2(b), below, the board of architectural review shall have authority to approve major certificates of appropriateness.

(b) Alternative (in conjunction with other reviews)

Alternatively, and in conjunction with special use reviews, planned development reviews, special exceptions or map amendments (rezoning), the city council may approve major certificates of appropriateness.

§6.5.6. Action by decision-making body

A. General (involving other review by city council)

After receiving the director’s report on proposed certificates of appropriateness, which do not involve other reviews described below, the board of architectural review (BAR) shall review the proposed certificates of appropriateness in accordance with the approval criteria of §6.5.7. The BAR may request modifications of applications in order that the proposal may better comply with the approval criteria. Following such review, the BAR may approve, approve with modifications or conditions, or disapprove the certificate of appropriateness application, or it may table or defer the application.

B. Other reviews

1. Prior to taking action on special use reviews, planned development reviews, and map amendments (rezoning), the city council shall refer proposed certificates of appropriateness to the BAR for review in accordance with the approval criteria of §6.5.7.

2. In conjunction with special use reviews, planned development reviews, special exceptions and map amendments (rezoning), the city council may review the proposed certificate of appropriateness in accordance with the approval criteria of §6.5.7. The city council may request

modifications of applications in order that the proposal may better comply with the approval criteria. Following such review, the city council may approve, approve with modifications or conditions, or disapprove the certificate of appropriateness application, or it may table or defer the application.

§6.5.7. Approval criteria

A. General

1. Certificate of appropriateness applications shall be reviewed for consistency with the applicable provisions of this chapter, any adopted design guidelines, and the community appearance plan.
2. Approved certificates of appropriateness shall exhibit a combination of architectural elements including design, line, mass, dimension, color, material, texture, lighting, landscaping, roof line and height conform to accepted architectural principles and exhibit external characteristics of demonstrated architectural and aesthetic durability.

§6.5.9. Action following approval

- A. Approval of any certificate of appropriateness shall be evidenced by issuance of a certificate of appropriateness, including any conditions, signed by the director or the chairman of the board of architectural review. The director shall keep a record of decisions rendered.
- B. The applicant shall be issued the original of the certificate, and a copy shall be maintained on file in the director's office.

§6.5.10. Period of validity

A certificate of appropriateness shall become null and void if no significant improvement or alteration is made in accordance with the approved application within 18 months from the date of approval. On written request from an applicant, the director may grant a single extension for a period of up to six months if, based upon submissions from the applicant, the director finds that conditions on the site and in the area of the proposed project are essentially the same as when approval originally was granted.

§6.5.11. Time lapse between similar applications

- A. The director will not accept, hear or consider substantially the same application for a proposed certificate of appropriateness within a period of 12 months from the date a similar application was denied, except as provided in §6.5.11.B, below.
- B. Upon disapproval of an application, the director and/or board of architectural review may make recommendations pertaining to design, texture, material, color, line, mass, dimensions or lighting. The director and/or board of architectural review may again consider a disapproved application if within 90 days of the decision to disapprove the applicant has amended his application in substantial accordance with such recommendations.

§6.5.12. Transfer of certificates of appropriateness

Approved certificates of appropriateness, and any attached conditions, run with the land and are not affected by changes in tenancy or ownership.

§6.5.13. Appeals

A. Appeals to city council

Final decisions on certificates of appropriateness made may be appealed to city council within 30 days of the decision in accordance with §6.22.

B. Appeals to court

Final decisions of the city council on certificates of appropriateness may be appealed within 30 days of the decision in accordance with §6.23.

APPLICATION OF R.J.L. ASSOCIATES, INC.

THE HIGHLANDS AT MANTUA

BAR APPLICATION FOR COA – STATEMENT OF INTENT

September 26, 2024

Address:	9495 Silver King Court
Request:	14 Townhomes
Applicant/Owner:	R.J.L. Associates, Inc.
Applicant's Representative:	Clint Good
Status of Representative:	Architect
Requested Zoning:	PD-R (currently PD-C), ACOD

This Statement of Intent is included as part of an application for a Major Certificate of Appropriateness in conjunction with a separate zoning entitlement application.

I. BACKGROUND

R.J.L. Associates, Inc. ("Applicant", or "R.J.L.") has submitted an application to amend the City of Fairfax's 2035 Comprehensive Plan ("Comprehensive Plan" or "Plan") and to rezone a 2.12 acre portion of the existing Mantua Professional Center (the "Property") to the Planned Development-Residential ("PD-R") zoning district to permit redevelopment of the Property's existing underutilized office buildings with a small residential townhome community. A separate, but concurrent, application has been submitted to amend the General Development Plan for the greater Mantua Professional Center ("Center"). Specifically, the Applicant is requesting to change the PD-C zoning designation of the Property to PD-R to allow for construction of fourteen (14) townhome units along with thirty-four centrally located parking spaces. The proposed townhomes will provide quality and energy efficient housing units that will generate fiscal benefits to the City of Fairfax ("City"), create open space while providing residential amenities, and preserve and respect the unique qualities and character of the neighborhood and surrounding vicinity.

The Property consists of a single parcel, Parcel 58-2-10-001-A1 totaling 2.12 acres and is addressed as 9495 Silver King Court, Fairfax, Virginia 22031. The Property is bounded by Pickett Road and the Army Navy Country Club golf course to the west, the City-County boundary line and Mantua Hills subdivision (within Fairfax County) to the east, The Enclave multi-family condominium community and The New School of Northern Virginia to the north, and, to the south, Pickett's Reserve subdivision and a recreational parcel of land owned by the Mantua Hills Swimming Association that is improved with portions of the Association's pool and tennis courts. The Enclave and The New School of Northern Virginia comprise the remainder of the Mantua Professional Center. The adjacent Mantua Hills and Pickett's Reserve subdivisions are comprised of single-family detached homes and are well-buffered from the Property by existing tree lines which will be preserved to the extent practicable.

II. PROJECT DESCRIPTION SUMMARY

Following site-specific guidance within the City's Comprehensive Plan, RJL proposes to redevelop a portion of the Mantua Professional Center to replace approximately 21,566 square feet of existing underutilized office buildings with a townhome community. The Applicant has collaborated with City Staff and the Center's neighboring users (The Enclave condominium and The New School of Northern Virginia) to carefully plan the Property to create a community that will provide a needed increase in housing opportunities within the City while respecting the Center's two adjoining uses and the existing residential neighborhoods located adjacent to the Property.

A. Site Description

The Property is a 2.12-acre parcel and is currently zoned PD-C, with designation as a Commercial Corridor by the City's 2035 Comprehensive Plan Future Land Use Map. It is bounded by Pickett Road and the Army Navy Country Club to the west, the City-County boundary line and a Fairfax County residential subdivision known as Mantua Hills to the east, the balance of the Mantua Professional Center to the north, and the Pickett's Reserve subdivision and a small portion of the Mantua Hills Swimming Association to the south. The Property is presently developed with one to three level buildings comprising approximately 21,566 square feet of office space, along with supporting parking and access. The surrounding land uses and zoning complement the proposed community, and the 2035 Comprehensive Plan specifically identifies the proposed townhome redevelopment as an appropriate alternative use in place of the existing office buildings.

B. Transportation and Parking

The Property is currently served by a looped portion of Silver King Court (a private street) providing two connections to the roadway. Silver King Court, in turn, loops through the Mantua Professional Center and connects twice to Pickett Road. Silver King Court's southern connection at Pickett Road provides for full movement and is the closer access point to the Property. The northern connection is limited to a right-in/right-out condition by a median within Pickett Road and offers an additional route to and from the new community. With redevelopment, the looped roadway will be converted to a one-way street. The access points to Silver King Court and the roadway's connections to Pickett Road will remain at their existing locations, with reconfiguration of the southern connection to Silver King Court to provide a right-in only entrance.

The site will have ample parking, exceeding the requirement of two spaces per unit set forth in the Zoning Ordinance. Each townhome will have two garage spaces and two driveway spaces for a total of four parking spaces per unit. Additionally, the community will offer thirty-four centrally located parking spaces, inclusive of nine existing parking spaces that will remain onsite.

C. Certificate of Appropriateness Request

The proposed redevelopment would permit the replacement of underutilized office space with fourteen (14) front-loaded townhome units. Units will be twenty-four (24) feet wide and

forty (40) feet deep. They will be four levels, with an option for a loft and decks. The maximum building height of each unit will be approximately forty-seven (47) feet. All units will front the private street and will face the project's central green / amenity space, as well as the existing grassed area with picnic benches, located within the Mantua Professional Center. Additional amenity space will be provided between the two sticks of townhome units, and existing trees serving as a buffer to the adjacent residential neighborhoods will be kept in place to the extent practicable. The development will provide approximately forty (40) percent open space, exceeding the twenty (20) percent open space requirement specified in the Zoning Ordinance.

The Applicant proposes construction of a unit type that is in high demand but low supply within the City. While the City includes a diverse mix of housing products, only thirteen percent (13%) are townhomes as of 2023 data.¹ Additionally, the Pickett Road corridor is comprised predominantly of apartments, condominiums, and single-family homes, with only a single recent townhome project approved in the area. Townhomes can serve as starter homes for young professionals and smaller families, while also appealing to older adults wishing to downsize and seeking a home that is easier to maintain. The proposed development will therefore expand the availability of quality and desirable housing stock in the City.

The townhomes will not be laid out in a straight line, but will incorporate varied setbacks between the units. Mechanical equipment will not be visible from the streets. Material of the proposed townhomes would be a mixture of brick, brick soldier coursing, metal railing, metal downspouts, hardie planks and trims, high quality windows, doors and garage doors, and exterior building lighting. The units will include an option to an elevator to provide more convenient interior access.

The Applicant is proposing the outdoor amenities to create a sense of enhanced community for its residents through providing a pedestrian friendly environment that link two main recreation amenity areas. A large circular shaped patio space will be provided on the central part of the site. This area includes a pergola, benches, grills, and group seating surrounded by lush shrub and perennial landscaping, and will serve as the heart of the community, providing a social hub for everyday neighborly interaction. A secondary passive recreation area in between the townhome buildings at south-east corner, provides a multi-purpose lawn area for residents of all ages to play on and enjoy. The lawn is surrounded by pathway, seating areas, and additional landscaping, which allows users a more secluded outdoor experience.

The Applicant has been working with the City's urban forester on the landscape plan. Tree species shall include but not limited to Red Maple, Northern Red Oak, American Beech, Betula Nigra, Willow Oak, Eastern Redbud, Flowering Dogwood, Sweetbay Magnolia, American Holly, Eastern Redcedar.

¹ City of Fairfax 2023 Fact Book, Figure 17: Housing Type (existing and approved)

HIGHLANDS AT MANTUA

BOARD OF ARCHITECTURAL REVIEW

MAJOR APPLICATION SUBMISSION
CITY OF FAIRFAX

Prepared for:

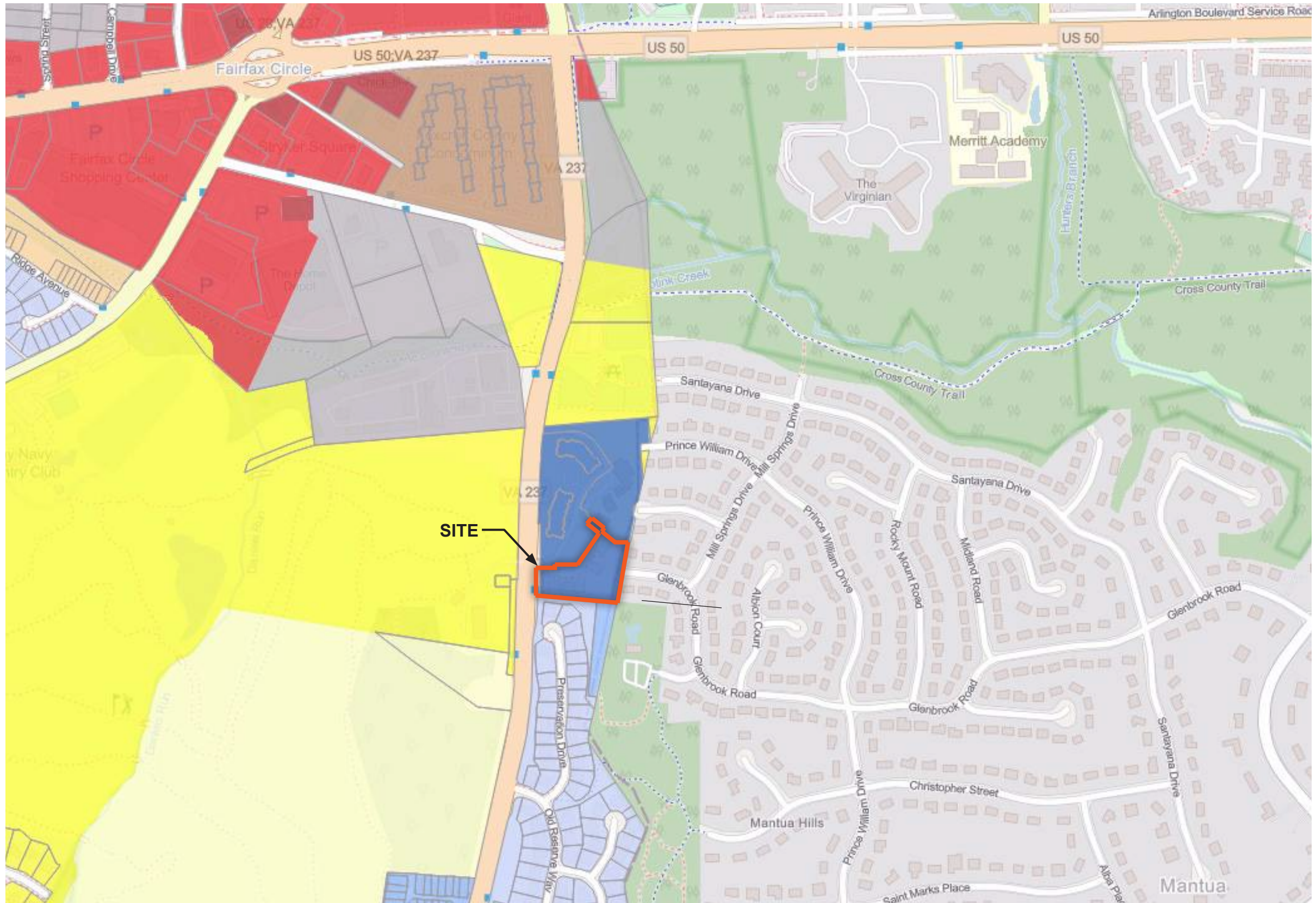


Prepared by:

Clint Good
ARCHITECTS, P.C.



October 16th, 2024



LEGEND

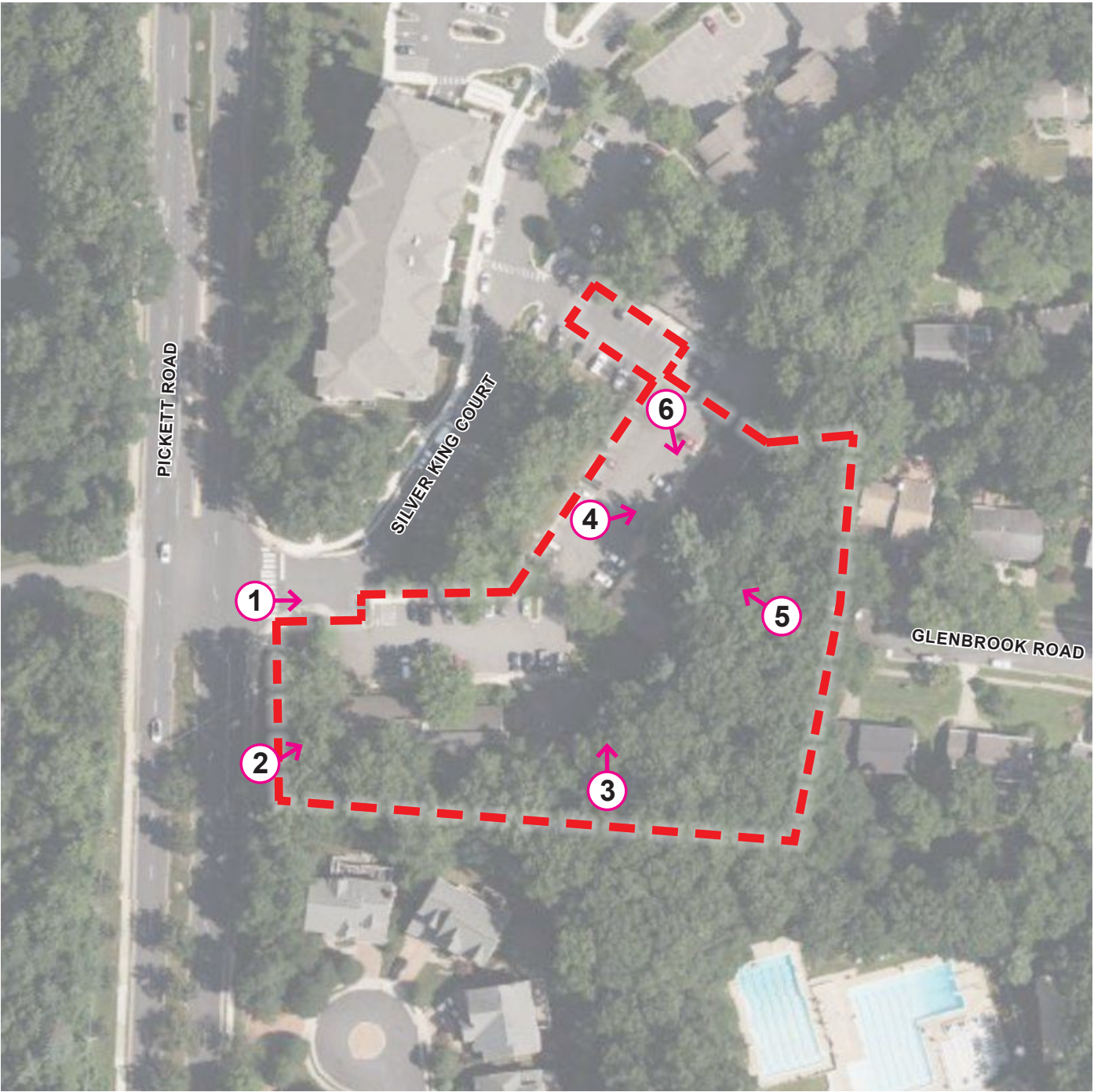
City of Fairfax Parcels



City of Fairfax Zoning

- RL Residential Low
- RM Residential Medium
- RH Residential High
- RT Residential Townhouse
- RT-6 Residential Townhouse
- RMF Residential Multifamily
- CL Commercial Limited
- CO Commercial Office
- CR Commercial Retail
- CG Commercial General
- IL Industrial Light
- IH Industrial Heavy
- PD-R Planned Development Residential
- PD-M Planned Development Mixed Use
- PD-C Planned Development Commercial

SITE VICINITY MAP



EXISTING CONDITIONS PHOTOS

P:\Projects\3300560\00112931_GDP\3300 MASTER DEVELOPMENT PLAN.dwg, 9/27/2024 9:18:16 AM, Ngui F. Lacquement,

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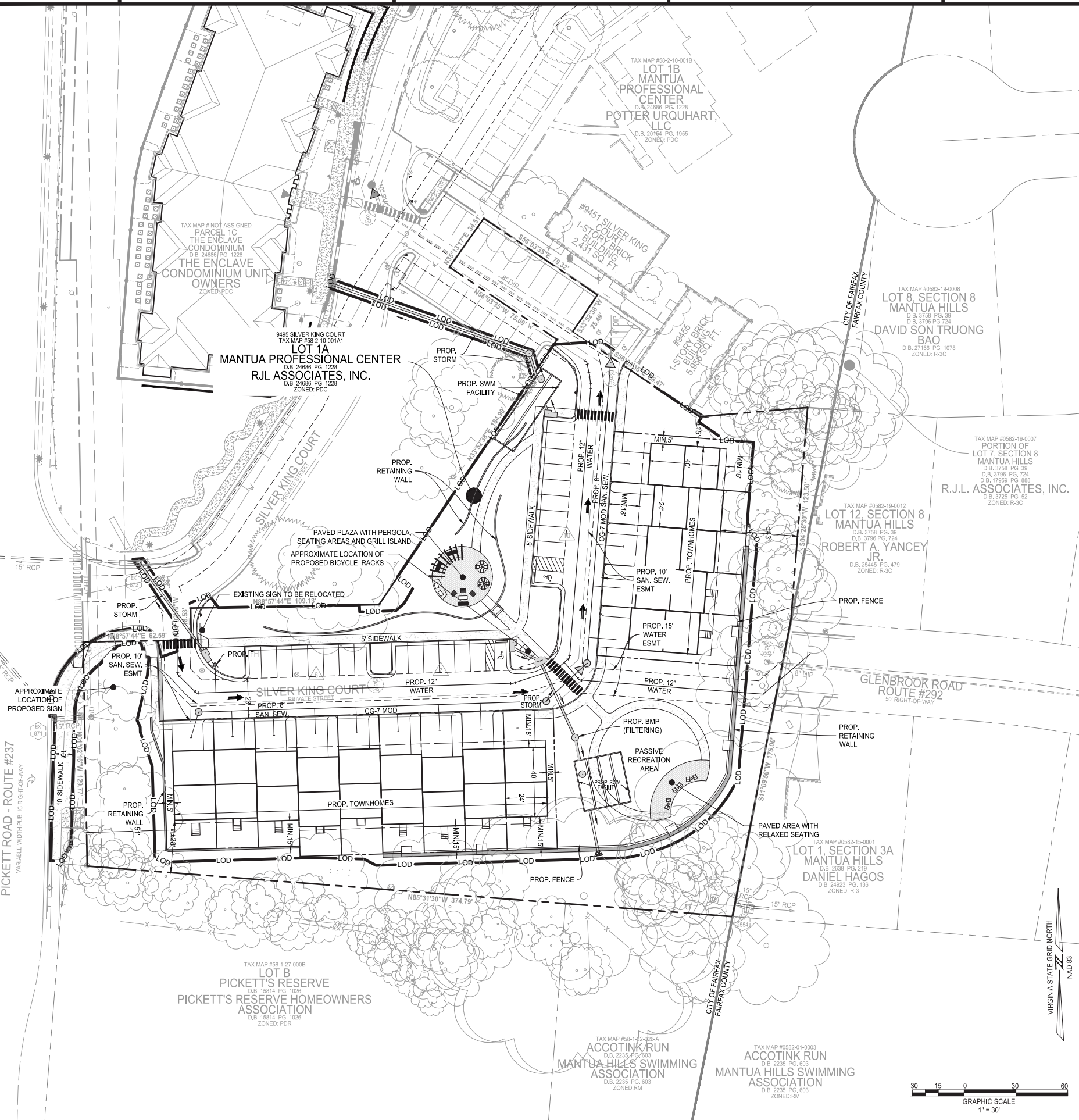
C

B

A

PICKETT ROAD - ROUTE #237

VARIABLE WIDTH PUBLIC RIGHT-OF-WAY



LEGEND

PROPOSED BUILDING	PROPOSED PAVEMENT MARKING
PROPOSED SIDEWALK	PROPOSED PARKING SPACE COUNT
PROPOSED CURB	PROPOSED ACCESSIBLE PARKING MARKING
PROPERTY LINE	PROPOSED SANITARY MANHOLE
LOD	PROPOSED SANITARY FLOW DIRECTION
LIMITS OF DISTURBANCE	PROPOSED FIRE HYDRANT
PROPOSED RETAINING WALL	PROPOSED CONCRETE
PROPOSED STORM PIPE	PROPOSED HARDSCAPE PAVERS
PROPOSED SANITARY PIPE	PROPOSED 'NO PARKING' PAVEMENT MARKING
PROPOSED WATERLINE	
PROPOSED FENCING	

PROPOSED DEVELOPMENT TABULATION:
PDR- RESIDENTIAL PLANNED DEVELOPMENT

EXISTING ZONING: PDC (PLANNED DEVELOPMENT COMMERCIAL)
PROPOSED ZONING: PDR (RESIDENTIAL PLANNED DEVELOPMENT)

LOT SIZE REQUIREMENTS:
MINIMUM DISTRICT SIZE: 2 ACRES
APPLICATION AREA: ±92,354 SF (±2.12 AC)

HEIGHT:
REQUIRED: NO REQUIREMENT
PROVIDED: ±47 FEET

PARKING REQUIREMENTS:
REQUIRED: 28 (2 SPACES PER UNIT)
PROVIDED: 81 (2 SPACES PER UNIT IN GARAGE, 2 SPACES PER UNIT ON DRIVEWAY, AND 25 SURFACE PARKING SPACES)

LOADING REQUIREMENTS:
REQUIRED: NONE
PROVIDED: NONE

LOT YARDS:
REQUIRED: NONE

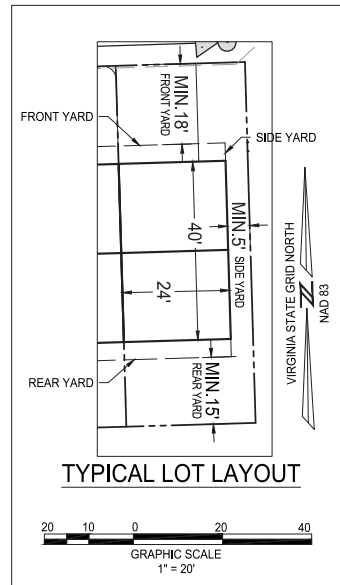
PROVIDED:
FRONT: MINIMUM 18 FEET
SIDE: MINIMUM 5 FEET
REAR: MINIMUM 15 FEET

SETBACKS:
REQUIRED: NONE

PROVIDED:
NORTH: MINIMUM 15 FEET
EAST: MINIMUM 43 FEET
SOUTH: MINIMUM 28 FEET

DENSITY:
REQUIRED: NO REQUIREMENT
PROVIDED: 6.6 UNITS / ACRE

- NOTE:**
- ENCLAVE WILL MAINTAIN ALL FEATURES AS SHOWN ON THE APPROVED PLAN SUCH AS OPEN SPACE AND PARKING REQUIREMENTS.
 - ALL UTILITIES (INCLUDING VAULTS) SHALL BE DESIGN AND PLACED OUTSIDE OF THE LOADING PLANES OF THE TOWNHOUSES.



INEG

4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No. 55868
09/27/2024
PROFESSIONAL ENGINEER

HIGHLANDS AT MANTUA
GENERAL DEVELOPMENT PLAN AMENDMENT
MASTER DEVELOPMENT PLAN & ZONING MAP AMENDMENT
CITY OF FAIRFAX, VA

ADDRESS PER CITY COMMENTS	MARK	DATE	DESCRIPTION
09-27-2024	1		

PROJECT No.: 23005060.00
DRAWING No.: 112931
DATE: 2024-01-24
SCALE: SEE DWGS.
DESIGN: QN
DRAWN: QN
CHECKED: JM

SHEET TITLE:

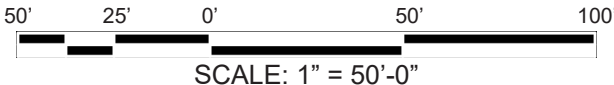
GENERAL DEVELOPMENT PLAN

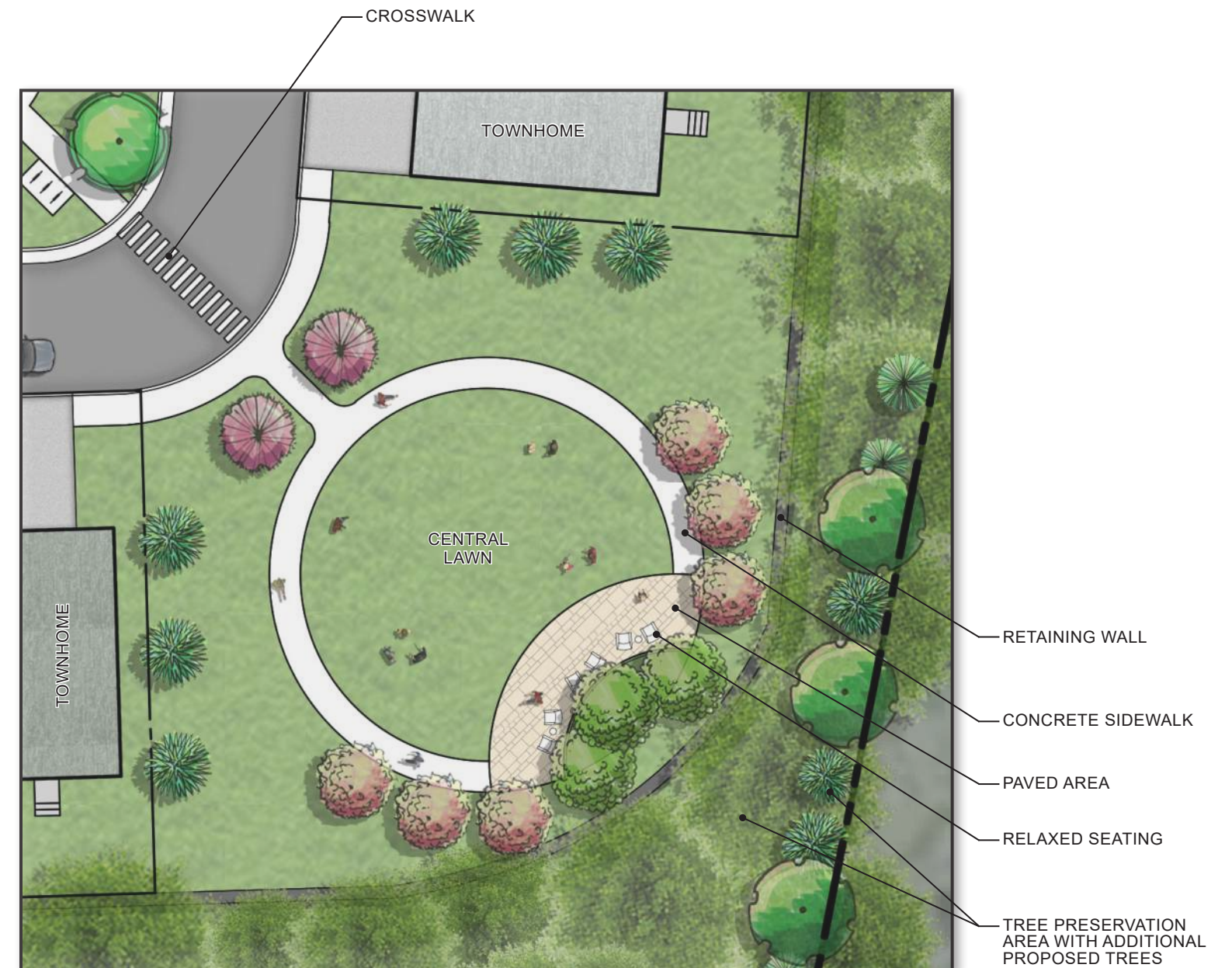
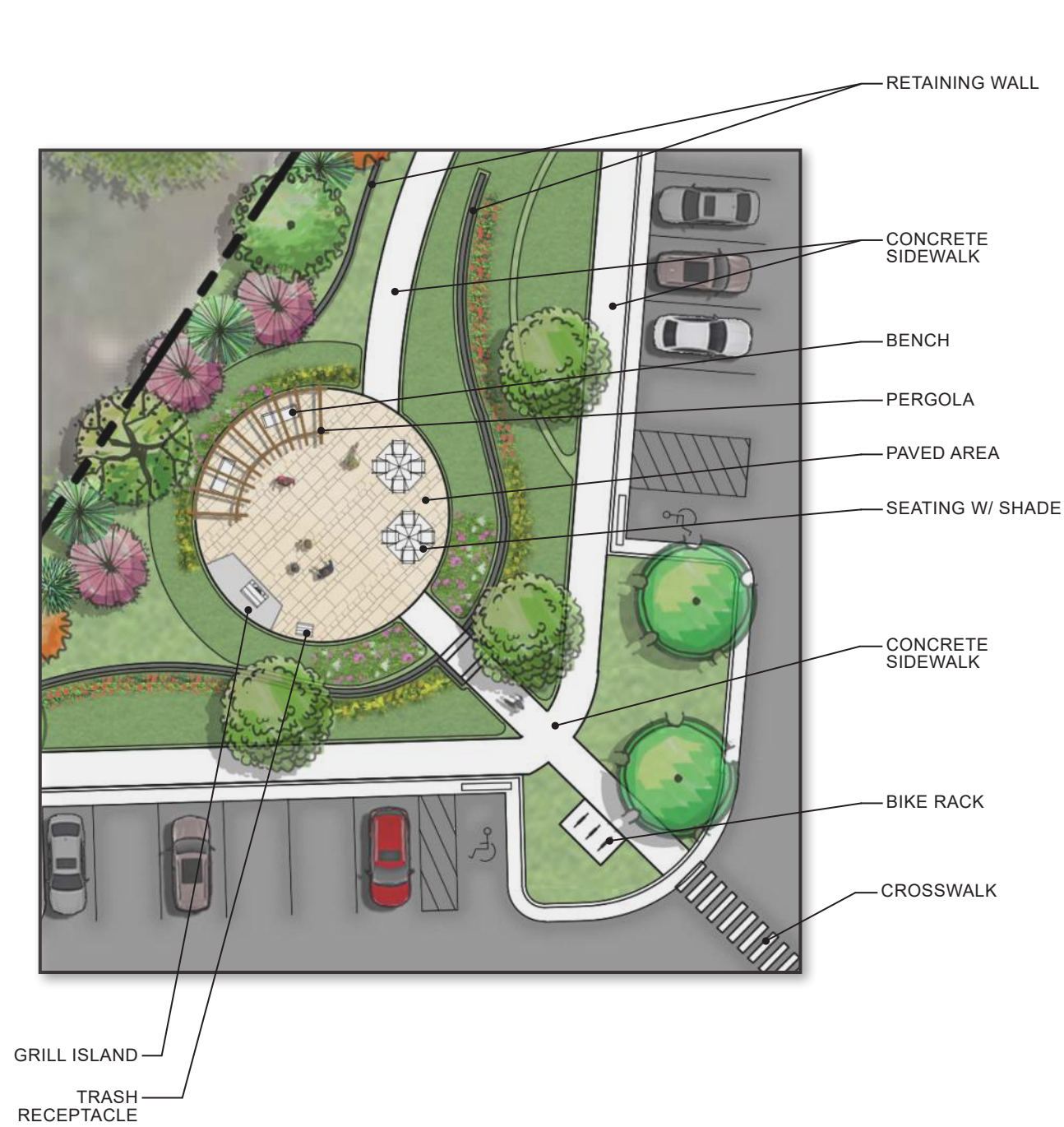
SHEET No.

C300



SITE PLAN RENDERING





PLEASE NOTE: ANY INFORMATION SHOWN ON THIS PAGE IS FOR ILLUSTRATIVE PURPOSES ONLY, PROVIDED TO DESCRIBE THE GENERAL CONCEPT OF THE DESIGN. FINAL DESIGN WILL LIKELY VARY FROM WHAT IS SHOWN ABOVE.

RECREATIONAL AREA RENDERING



REAR ELEVATION AT FIVE UNIT GROUPING

SCALE : 1/8" = 1' 0"



REAR ELEVATION AT NINE UNIT GROUPING

SCALE : 1/8" = 1' 0"

ATTACHMENTS LEGEND
(REFER TO RENDERINGS)
ATTACHMENT #1- DOORS
ATTACHMENT #2- WINDOWS
ATTACHMENT #3- GARAGE DOORS
ATTACHMENT #4- BRICK AND MORTAR
ATTACHMENT #5- ARCHITECTURAL CAST STONE -WATER TABLE
ATTACHMENT #6a- SIDING -BRANDYWINE COLOR
ATTACHMENT #6b- SIDING -BLANCHED ALMOND COLOR
ATTACHMENT #6c- SIDING -CORAL SAND COLOR
ATTACHMENT #6d- SIDING -MYSTIC MAUVE COLOR
ATTACHMENT #7- TRIM & DECK- TIMBER BARK COLOR
ATTACHMENT #8- WALL SCONCE LIGHT FIXTURE
ATTACHMENT #9- RECESSED LIGHT FIXTURE

BUILDING ELEVATIONS

A3000
Patio door
MODEL 100

Featuring unique multi-slide and corner pocket configurations up to 24" wide, the A3000 patio door is the ideal solution to help bring the outside in for any new home construction, remodeling, or renovation project. Panels slide smoothly during operation and with optional extended sill risers, the door can meet rigid DP requirements. Further enhance performance by selecting the StormArmor™ impact-resistant package designed for coastal regions with rigid performance requirements.

What you can expect

ENERGY EFFICIENCY

Our dual-pane insulated glass package options help save on heating and cooling costs while enhancing home comfort.

- In cool weather, it provides outstanding thermal performance to eliminate cold spots near windows.
- In warm weather, insulated glass reduces solar heat gain and minimizes interior glare.

CONVENIENCE AND STYLE

- Tandem composite adjustable rollers provide for smooth, effortless operation.
- Weatherstripping helps reduce air infiltration.
- Insulated double-strength tempered glass adds strength and dependability.
- Two-, three-, four-, five- and six-panel configurations plus corner pocket options allow for vast and unique openings.
- Keypad and secondary lock available for added peace-of-mind and convenience.
- Optional extruded aluminum screen allows fresh air in while keeping pests out!

By Miter Brands™ Highlands of Mantua - Attachment #1 Doors A3000 SERIES / MODEL 100

Engineered to perform

- Available frame styles: finless, fin
- Sill depth: 6 7/8" (20); 8 1/4" (30); 10 1/2" (40)
- Optional 2 1/4" or 3 1/4" sill riser
- DP55 - DP80 rating (dependent on size and sill riser)
- Exterior wet glazing ensures optimal coastal performance
- Optional StormArmor™ package includes impact-resistant glass with argon, Cardinal LoE™-366, and preservative film to protect the glass until installation is complete

Energy efficient glass

GLAZING TYPE	U-VALUE	SHGC	STC
HP Low-E glass	0.25	0.25	28
HP Low-E glass with grids	0.25	0.25	28
HP Low-E glass + Argon	0.24	0.23	28
HP Low-E glass + Argon with grids	0.24	0.23	28
Argon and LoE™-366 glass	0.24	0.24	28
Argon and LoE™-366 glass with grids	0.24	0.23	28
Impact-resistant laminated glass with Argon and LoE™-366	0.23	0.23	28
Impact-resistant laminated glass with Argon and LoE™-366 with grids	0.23	0.23	28
Impact-resistant laminated glass with Argon and LoE™-366	0.24	0.24	28

Create a customized look

Enhance your home's spaces with a variety of finish options and grid configurations.

FINISH OPTIONS

EXTERIOR	INTERIOR
White EXTENSION	White EXTENSION
Clay EXTENSION	Clay EXTENSION
Dark Bronze EXTENSION	Dark Bronze EXTENSION

GRID OPTION

Flat Grid-Between-the-Glass

HARDWARE OPTIONS

- White
- Clay
- Dark Bronze

Sizing & operation

PANELS	PANEL OPERATION	POCKET / CORNER OPTIONS	STANDARD SIZES	CUSTOM SIZES
1 or 2 (20)	Slide	Slide	100" x 72" 100" x 84" 100" x 96" 100" x 108" 100" x 120"	100" x 72" 100" x 84" 100" x 96" 100" x 108" 100" x 120"
3-panel (20)	Slide	Slide	100" x 72" 100" x 84" 100" x 96" 100" x 108" 100" x 120"	100" x 72" 100" x 84" 100" x 96" 100" x 108" 100" x 120"
4-panel (20)	Slide	Slide	100" x 72" 100" x 84" 100" x 96" 100" x 108" 100" x 120"	100" x 72" 100" x 84" 100" x 96" 100" x 108" 100" x 120"
5-panel (20)	Slide	Slide	100" x 72" 100" x 84" 100" x 96" 100" x 108" 100" x 120"	100" x 72" 100" x 84" 100" x 96" 100" x 108" 100" x 120"
6-panel (20)	Slide	Slide	100" x 72" 100" x 84" 100" x 96" 100" x 108" 100" x 120"	100" x 72" 100" x 84" 100" x 96" 100" x 108" 100" x 120"
7-panel (20)	Slide	Slide	100" x 72" 100" x 84" 100" x 96" 100" x 108" 100" x 120"	100" x 72" 100" x 84" 100" x 96" 100" x 108" 100" x 120"
8-panel (20)	Slide	Slide	100" x 72" 100" x 84" 100" x 96" 100" x 108" 100" x 120"	100" x 72" 100" x 84" 100" x 96" 100" x 108" 100" x 120"
9-panel (20)	Slide	Slide	100" x 72" 100" x 84" 100" x 96" 100" x 108" 100" x 120"	100" x 72" 100" x 84" 100" x 96" 100" x 108" 100" x 120"
10-panel (20)	Slide	Slide	100" x 72" 100" x 84" 100" x 96" 100" x 108" 100" x 120"	100" x 72" 100" x 84" 100" x 96" 100" x 108" 100" x 120"

Build boldly by choosing a range of MI window and door styles with expansive views, contemporary framing and hardware.

miwindows.com/3000

Highlands of Mantua - Attachment #1 Doors

V3000 Series
Double-hung window
MODEL 1556

Our top-selling double-hung window for new home construction, this V3000 Series double-hung window features superior styling, factory-affected quality, and exceptional long-term performance. Its stylish beveled exterior profile and slight exterior color options are complemented by energy-efficient options such as a warm-edge spacer system and insulated dual- or triple-pane glass.

What you can expect

ENERGY EFFICIENCY

Our dual- and triple-pane insulated glass package options help save on heating and cooling costs while enhancing home comfort.

- In cool weather, it provides outstanding thermal performance to eliminate cold spots near windows.
- In warm weather, insulated glass reduces solar heat gain and minimizes interior glare.

CONVENIENCE AND STYLE

- Beveled exterior profile creates a timeless aesthetic.
- Dual- or triple-pane insulated glass creates a stronger seal.
- Full Radius™ with Clarity Screen™ mesh allows for optimal ventilation without compromising visibility.
- True-sloping sill optimizes water drainage and eliminates unsightly weep holes.
- Tilt-in top and bottom sash for easy cleaning.
- Push-button vent stops enable ventilation without sacrificing safety and security.
- Inverted-coil balances with detent clip provide smooth operation and prevent sash from drifting.

By Miter Brands™ Highlands of Mantua - Attachment #2 Windows V3000 SERIES / MODEL 1556

Engineered to perform

- Welded, multi-chamber frame and sash
- Interlocking sash
- Metal-reinforced meeting rail
- Available frame styles: mounting fin, finless
- 3 1/4" frame depth
- Wood extension jambs available for 4 1/4" and 6 1/4" wall depths
- Optional field-applied drywall returns, exterior brickmould, and factory-applied 3 1/2" flat casing

Min and max sizing

WIDTH	HEIGHT
MIN MAX	MIN MAX
36" 48"	36" 60"
48 1/4" 62 1/4"	24 1/4" 80"

CONTINUOUS HEAD & SILL (CHS) MAX

TYPE	HEAD	SILL
Double-hung	47 1/2"	74"
Single-hung	55 1/2"	74"
Double-hung	27 1/2"	74"
Single-hung	13 1/2"	74"

Available in 30" increments. CHS available on 60" and 80" configurations.

Energy efficient glass

Optional tempered glass adds additional strength and obscure or rain glass allows light in while protecting privacy.

GLAZING TYPE	U-VALUE	SHGC	STC
Low-E glass	0.25	0.25	28
Low-E glass with grids	0.25	0.24	28
Argon and Low-E glass	0.24	0.23	28
Argon and Low-E glass with grids	0.24	0.23	28
Argon and Low-E glass + Argon	0.24	0.24	28
Argon and Low-E glass + Argon with grids	0.24	0.23	28
HP Low-E glass	0.23	0.23	28
HP Low-E glass with grids	0.23	0.23	28
Argon and HP Low-E glass	0.23	0.23	28
Argon and HP Low-E glass with grids	0.23	0.23	28
Argon and Low-E triple-pane glass	0.23	0.23	28

Note: All values based on standard 34" blue-tinted 100% triple-pane insulated glass with low-e thermal efficiency.

Create a customized look

Enhance your home's spaces with a variety of finish options and grid configurations.

FINISH OPTIONS

EXTERIOR	INTERIOR
White EXTENSION	White EXTENSION
Clay EXTENSION	Clay EXTENSION
Dark Bronze EXTENSION	Dark Bronze EXTENSION

GRID TYPES

Grids-Between-the-Glass Flat

Grids-Between-the-Glass Sculptured

Simulated Divided Lite

Simulated Meeting Rail

BLINDS-BETWEEN-THE-GLASS™

Optional addition to let you control sunlight and privacy without the need for bulky window treatments.

SIX COLOR OPTIONS

- White
- Tan
- Sand
- Expresso
- Stone gray
- Silver chisel

Build boldly by choosing a range of MI window and door styles with expansive views, contemporary framing and hardware.

miwindows.com/windows/V3000double-hung

Highlands of Mantua - Attachment #2 Windows

Highlands of Mantua - Attachment 3 Garage Doors

MODEL AVAILABILITY

DOOR DESIGNS

Door design examples shown in 1" wide x 8" high. Available window options listed below model number. (See back cover for examples of window options.)

MODERN FLUSH

TEXTURE	2" Insulated Polyurethane 10.8 R-value	3-1/8" Insulated Polyurethane 12.9 R-value	2" Insulated Polyurethane 9.0 R-value	1-3/8" Insulated Polyurethane 6.5 R-value	1-5/16" Insulated Polyurethane 6.3 R-value	Non-Insulated
9202	9132	4302	4132			

MODERN FLUSH

TEXTURE	2" Insulated Polyurethane 10.8 R-value	3-1/8" Insulated Polyurethane 12.9 R-value	2" Insulated Polyurethane 9.0 R-value	1-3/8" Insulated Polyurethane 6.5 R-value	1-5/16" Insulated Polyurethane 6.3 R-value	Non-Insulated
9201	9131	4301	4051	142Z	142Z	

MODERN FLUSH

TEXTURE	2" Insulated Polyurethane 10.8 R-value	3-1/8" Insulated Polyurethane 12.9 R-value	2" Insulated Polyurethane 9.0 R-value	1-3/8" Insulated Polyurethane 6.5 R-value	1-5/16" Insulated Polyurethane 6.3 R-value	Non-Insulated
9208	9138	4308	4138			

MODERN GROOVED

TEXTURE	2" Insulated Polyurethane 10.8 R-value	3-1/8" Insulated Polyurethane 12.9 R-value	2" Insulated Polyurethane 9.0 R-value	1-3/8" Insulated Polyurethane 6.5 R-value	1-5/16" Insulated Polyurethane 6.3 R-value	Non-Insulated
9205	9135	4305				

MODERN GROOVED

TEXTURE	2" Insulated Polyurethane 10.8 R-value	3-1/8" Insulated Polyurethane 12.9 R-value	2" Insulated Polyurethane 9.0 R-value	1-3/8" Insulated Polyurethane 6.5 R-value	1-5/16" Insulated Polyurethane 6.3 R-value	Non-Insulated
9209	9139	4309				

ULTRA-GRAIN® FINISH

TEXTURE	2" Insulated Polyurethane 10.8 R-value	3-1/8" Insulated Polyurethane 12.9 R-value	2" Insulated Polyurethane 9.0 R-value	1-3/8" Insulated Polyurethane 6.5 R-value	1-5/16" Insulated Polyurethane 6.3 R-value	Non-Insulated
9206	9136	4306				

ULTRA-GRAIN® FINISH

TEXTURE	2" Insulated Polyurethane 10.8 R-value	3-1/8" Insulated Polyurethane 12.9 R-value	2" Insulated Polyurethane 9.0 R-value	1-3/8" Insulated Polyurethane 6.5 R-value	1-5/16" Insulated Polyurethane 6.3 R-value	Non-Insulated
9207	9137	4307				

ULTRA-GRAIN® FINISH

TEXTURE	2" Insulated Polyurethane 10.8 R-value	3-1/8" Insulated Polyurethane 12.9 R-value	2" Insulated Polyurethane 9.0 R-value	1-3/8" Insulated Polyurethane 6.5 R-value	1-5/16" Insulated Polyurethane 6.3 R-value	Non-Insulated
9204	9134	4304				

ULTRA-GRAIN® FINISH

TEXTURE	2" Insulated Polyurethane 10.8 R-value	3-1/8" Insulated Polyurethane 12.9 R-value	2" Insulated Polyurethane 9.0 R-value	1-3/8" Insulated Polyurethane 6.5 R-value	1-5/16" Insulated Polyurethane 6.3 R-value	Non-Insulated
9203	9133	4303				

ULTRA-GRAIN® FINISH

TEXTURE	2" Insulated Polyurethane 10.8 R-value	3-1/8" Insulated Polyurethane 12.9 R-value	2" Insulated Polyurethane 9.0 R-value	1-3/8" Insulated Polyurethane 6.5 R-value	1-5/16" Insulated Polyurethane 6.3 R-value	Non-Insulated
9200	9130	4300				

ULTRA-GRAIN® FINISH

TEXTURE	2" Insulated Polyurethane 10.8 R-value	3-1/8" Insulated Polyurethane 12.9 R-value	2" Insulated Polyurethane 9.0 R-value	1-3/8" Insulated Polyurethane 6.5 R-value	1-5/16" Insulated Polyurethane 6.3 R-value	Non-Insulated
9200	9130	4300				

ULTRA-GRAIN® FINISH

TEXTURE	2" Insulated Polyurethane 10.8 R-value	3-1/8" Insulated Polyurethane 12.9 R-value	2" Insulated Polyurethane 9.0 R-value	1-3/8" Insulated Polyurethane 6.5 R-value	1-5/16" Insulated Polyurethane 6.3 R-value	Non-Insulated
9200	9130	4300				

ULTRA-GRAIN® FINISH

TEXTURE	2" Insulated Polyurethane 10.8 R-value	3-1/8" Insulated Polyurethane 12.9 R-value	2" Insulated Polyurethane 9.0 R-value	1-3/8" Insulated Polyurethane 6.5 R-value	1-5/16" Insulated Polyurethane 6.3 R-value	Non-Insulated
9200	9130	4300				

ULTRA-GRAIN® FINISH

TEXTURE	2" Insulated Polyurethane 10.8 R-value	3-1/8" Insulated Polyurethane 12.9 R-value	2" Insulated Polyurethane 9.0 R-value	1-3/8" Insulated Polyurethane 6.5 R-value	1-5/16" Insulated Polyurethane 6.3 R-value	Non-Insulated
9200	9130	4300				

ULTRA-GRAIN® FINISH

TEXTURE	2" Insulated Polyurethane 10.8 R-value	3-1/8" Insulated Polyurethane 12.9 R-value	2" Insulated Polyurethane 9.0 R-value	1-3/8" Insulated Polyurethane 6.5 R-value	1-5/16" Insulated Polyurethane 6.3 R-value	Non-Insulated
9200	9130	4300				

ULTRA-GRAIN® FINISH

TEXTURE	2" Insulated Polyurethane 10.8 R-value	3-1/8" Insulated Polyurethane 12.9 R-value	2" Insulated Polyurethane 9.0 R-value	1-3/8" Insulated Polyurethane 6.5 R-value	1-5/16" Insulated Polyurethane 6.3 R-value	Non-Insulated
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ULTRA-GRAIN® FINISH

TEXTURE	2" Insulated Polyurethane 10.8 R-value	3-1/8" Insulated Polyurethane 12.9 R-value	2" Insulated Polyurethane 9.0 R-value	1-3/8" Insulated Polyurethane 6.5 R-value	1-5/16" Insulated Polyurethane 6.3 R-value	Non-Insulated
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TEXTURE	2" Insulated Polyurethane 10.8 R-value	3-1/8" Insulated Polyurethane 12.9 R-value	2" Insulated Polyurethane 9.0 R-value	1-3/8" Insulated Polyurethane 6.5 R-value	1-5/16" Insulated Polyurethane 6.3 R-value	Non-Insulated
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ULTRA-GRAIN® FINISH


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9200	9130	4300				

ULTRA-GRAIN® FINISH

TEXTURE	2" Insulated Polyurethane 10.8 R-value	3-1/8" Insulated Polyurethane 12.9 R-value	2" Insulated Polyurethane 9.0 R-value	1-3/8" Insulated Polyurethane 6.5 R-value	1-5/16" Insulated Polyurethane 6.3 R-value	Non-Insulated
9200	9130	4300				

ULTRA-GRAIN® FINISH

TEXTURE	2" Insulated Polyurethane 10.8 R-value	3-1/8" Insulated Polyurethane 12.9 R-value	2" Insulated Polyurethane 9.0 R-value	1-3/8" Insulated Polyurethane 6.5 R-value	1-5/16" Insulated Polyurethane 6.3 R-value	Non-Insulated
---------	--	--	---------------------------------------	---	--	---------------



Individual colors may vary depending on display settings. Samples only available in Select CedarMill® texture. Please check with your contractor or local dealer for availability in your area.

Hardie® Plank

Highlands of Mantua - Attachment 6a

Hardie Plank 'Brandywine'

Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Plank siding styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

Select your siding texture

Select CedarMill®

Smooth

Beaded Select CedarMill®

Beaded Smooth

Unavailable in your area

Unavailable in your area

Custom Colonial Roughsawn

Custom Colonial Smooth

Select your color collection


Statement Collection®

Magnolia Home | James Hardie Collection

Primed for Paint

🔍

Did not find the color you're looking for? [Click here.](#)



Individual colors may vary depending on display settings. Samples only available in Select CedarMill® texture. Please check with your contractor or local dealer for availability in your area.

Hardie® Plank

Highlands of Mantua - Attachment 6b

Hardie Plank 'Blanched Almond'

Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Plank siding styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

Select your siding texture

Select CedarMill®

Smooth

Beaded Select CedarMill®

Beaded Smooth

Unavailable in your area

Unavailable in your area

Custom Colonial Roughsawn

Custom Colonial Smooth

Select your color collection


Statement Collection®

Magnolia Home | James Hardie Collection

Primed for Paint

🔍

Did not find the color you're looking for? [Click here.](#)



Individual colors may vary depending on display settings. Samples only available in Select CedarMill® texture. Please check with your contractor or local dealer for availability in your area.

Hardie® Plank

Highlands of Mantua - Attachment #6c

Hardie Plank 'Coral Sand'

Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Plank siding styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

Select your siding texture

Select CedarMill®

Smooth

Beaded Select CedarMill®

Beaded Smooth

Unavailable in your area

Unavailable in your area

Custom Colonial Roughsawn

Custom Colonial Smooth

Select your color collection


Statement Collection®

Magnolia Home | James Hardie Collection

Primed for Paint

🔍

Did not find the color you're looking for? [Click here.](#)



Individual colors may vary depending on display settings. Samples only available in Select CedarMill® texture. Please check with your contractor or local dealer for availability in your area.

Hardie® Plank

Highlands of Mantua - Attachment #6d

Hardie Plank 'Mystic Mauve'

Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Plank siding styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

Select your siding texture

Select CedarMill®

Smooth

Beaded Select CedarMill®

Beaded Smooth

Unavailable in your area

Unavailable in your area

Custom Colonial Roughsawn

Custom Colonial Smooth

Select your color collection


Statement Collection®

Magnolia Home | James Hardie Collection

Primed for Paint

🔍

Did not find the color you're looking for? [Click here.](#)



Individual colors may vary depending on display settings. Samples only available in Select CedarMill® texture. Please check with your contractor or local dealer for availability in your area.

Hardie® Trim

Highlands of Mantua - Attachment #7

Hardie Trim 'Timber Bark'

Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Trim styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

Select your siding texture

Rustic Grain

Smooth

Roughsawn

Select your color collection

Statement Collection®

Magnolia Home | James Hardie Collection


Primed for Paint

🔍

Did not find the color you're looking for? [Click here.](#)

Select a color

Timber Bark



Individual colors may vary depending on display settings. Samples only available in Select CedarMill® texture. Please check with your contractor or local dealer for availability in your area.

Kichler

Toman Single Light 10" Tall Outdoor Wall Sconce

Model: 100022 (Item: 10002402)

from the Toman Collection


★★★★★ 17 Reviews

Highlands of Mantua - Attachment #8

Wall Sconce Light Fixture

\$91.95

Finish: Old Bronze - 1770 In Stock



Height

10" \$91.95

14" \$174.95

20" \$259.95

🚚 FREE Delivery by Wednesday

If ordered in the next 5 hrs 18 mins - Shipping to 20132

- 1 +

Add to Cart

Save to Project

Compare

Return & Shipping Details

Elco Lighting

Elco 6" Metal Step Baffle Trim for 6" Recessed Housings

Model: ELN00882 (Item: ELN001010)

from the Line Voltage Trim Collection

★★★★★ 15 Reviews

Highlands of Mantua - Attachment #9


Recessed Light Fixture

\$11.63

Finish: Black / Bronze - Special Order

No Image Available

No Image Available





No Image Available


No Image Available

No Image Available

No Image Available







No Image Available



Free Shipping on orders over \$49.00!

Leaves the Warehouse in 2 to 3 weeks - Shipping to 20132

- 1 +

Add to Cart

ARCHITECTURAL MATERIAL SELECTIONS



Clint Good

ARCHITECTS, P.C.

Highlands at Mantua

Board of Architectural Review

City of Fairfax, VA

Notes:

1. This conceptual package is preliminary and for illustrative purposes only, final layout will be determined by final architecture and engineering at time of site plan.

Date: 10-16-2024

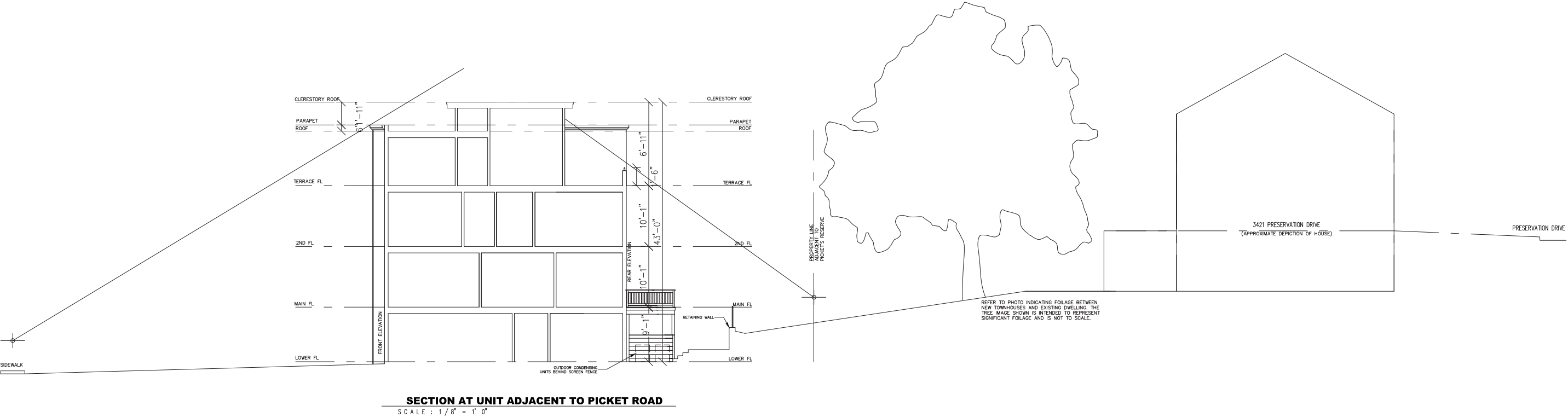
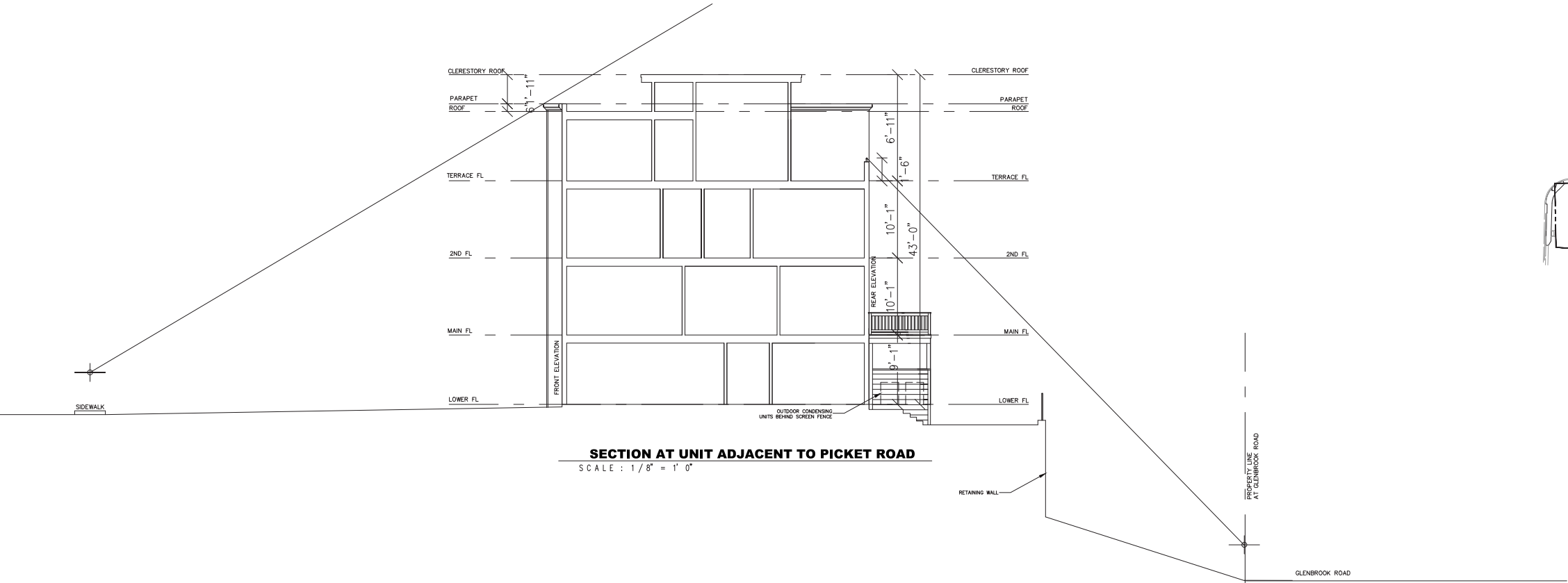
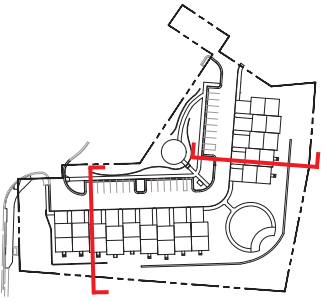
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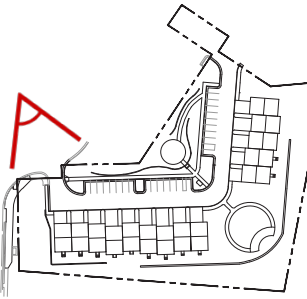
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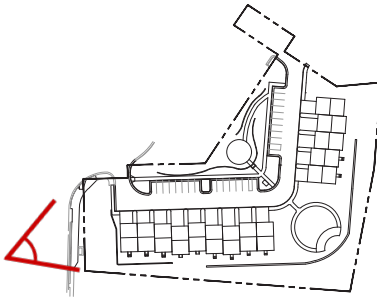
KEY PLAN



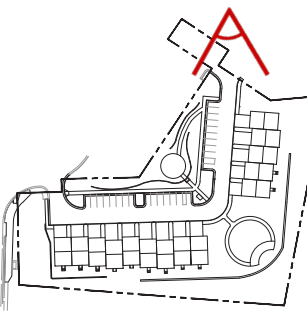
SIGHTLINE SECTION DIAGRAM



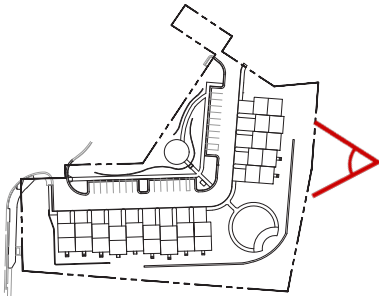
RENDERED PERSPECTIVE VIEW FROM THE ENCLAVE



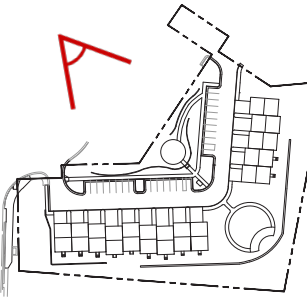
RENDERED PERSPECTIVE VIEW FROM PICKETT ROAD



RENDERED PERSPECTIVE VIEW FROM THE NEW SCHOOL



RENDERED PERSPECTIVE VIEW FROM GLENBROOK ROAD



OVERALL RENDERED PERSPECTIVE VIEW FROM THE ENCLAVE



Red Maple
acer rubrum



Northern Red Oak
quercus rubra



Duraheat River Birch
betula nigra 'duraheat'



Willow Oak
quercus phellos



American Beech
fagus grandifolia



Eastern Redbud
cercis canadensis



Sweetbay Magnolia
magnolia virginiana



Flowering Dogwood
cornus florida



American Holly
ilex opaca



Eastern Redcedar
juniperus virginiana



Gro-low Fragrant Sumac
rhus aromatica 'gro-low'



Dwarf Redosier Dogwood
cornus sericea 'kelseyi'



Cherry Laurel
prunus laurocerasus 'Otto Luyken'



Evergreen Giant Liriope
liriope muscari 'evergreen gaint'



Black-eyed Susan
rudbeckia fulgida

PLANTING PALETTE



BIKE RACK - OLYMPIA

MAKE: FORMS+SURFACES
MODEL#: SKOLY
MATERIAL: ALUMINUM
FINISH: POWDERCOAT
COLOR: SILVER TEXTURE
OR EQUAL



BENCH - CAMBER

MAKE: FORMS+SURFACES
MODEL#: SBCAM-72BW
MATERIAL: ALUMINUM
FINISH: POWDERCOAT
COLOR: SILVER TEXTURE
OR EQUAL



TRASH RECEPCTACLE - APEX

MAKE: FORMS+SURFACES
MODEL#: SLAPX-136C
MATERIAL: ALUMINUM
FINISH: POWDERCOAT
COLOR: SILVER TEXTURE
OR EQUAL



SEATING W/SHADE - TANGENT TABLE

MAKE: FORMS+SURFACES
MODEL#: SETAN-4BA,4BW,4BS
MATERIAL: ALUMINUM
FINISH: POWDERCOAT
COLOR: SILVER TEXTURE
OR EQUAL



PAVED AREA - PAVERS

MAKE: HANOVER
MODEL#: PREST PAVERS
FINISH: TUDOR
COLOR: CHARCOAL, NATURAL,
LIMESTONE GRAY
OR EQUAL



GRILL ISLAND

(1) GRILL, GRANITE CONTERTOP,
BRICK VENEER



PERGOLA

MATERIAL AND COLOR: TBD



RELAXED SEATING

ADIRONDACK CHAIRS, ROUND SIDE TABLE

MAKE: POLYWOOD OR EQUAL
COLOR: TBD



RETAINING WALL

STRUCTURAL RETAINING WALL WITH NATURAL
STONE VENEER (COLOR: TBD)



CROSSWALK

WHITE 'LADDER-STYLE' CROSSWALKS,
AS SHOWN

SITE FURNISHINGS / HARDSCAPE SELECTIONS

LIGHTING SCHEDULE

POLE LIGHT

PATH LIGHT

UPLIGHTER

DOWNLIGHT AT PERGOLA



LIGHTING PLAN

POLE LIGHT

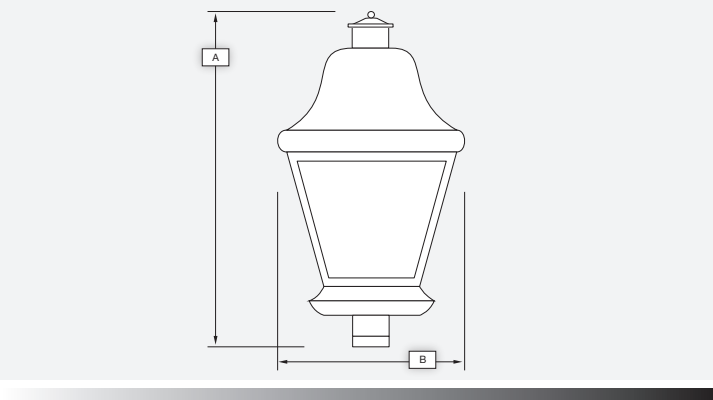


EVERGREEN
LIGHTING

PALERMO

Catalog #		Type
Project		
Description		Date

POST MOUNT



Standard Features

Material
Paintiok sheet; Standard Powdercoat Finish, White Acrylic Lens; .125 thickness, ETL Wet Location.

Installation
N/A

Optics*
Contact Evergreen Lighting for complete photometrics.

LED Features

LED
Alta LED #AL-R-1W-30LED array to be mounted onto an Aluminum MPCB Board configured to the proper wattage. The LED arrays will be centered within the Lens area and mounted on a white aluminum reflective plate.

Driver
Specific Drivers will be matched with each different LED array configuration/wattage. Standard Driver Features:

- Constant Current
- 3 / 5 year warranty
- 120/277 multi-voltage power supplies
- Kelvin - 2700K, 3000K, 3500K, 4100K, 5000K

Fluorescent Features

Ballast
SC programmed electronic high power factor ballast, multivoltage 120V/277V. Lamps not included

Finishes

Ballast

Architectural Bronze (AB)	Textured Gold (TG)
Textured Bronze (TBR)	Metallic Nickel (MN)
Matte Black (MBK)	Textured Verde Patina (TVP)
Semi Gloss Black (GBK)	Satin Brass (SB)
Textured Black (TBK)	Copper Vein (CV)
Textured Rust (TR)	Gold Vein (GV)
Matte White (MW)	Silver Vein (SV)
Textured White (TW)	Chrome (CH)
Gloss White (GW)	Oil Rubbed Bronze (ORB)
Metallic Grey (MG)	

Options*

Emergency (EMR)
Vandal Proof Enclosure (VPE)
Photocell (PC)
Lamp Sources
Size Modifications
Special Lens



Evergreen Lighting
1379 Ridgeway Street, Pomona, CA 91768
Ph: 909-865-5599 Fax: 909-865-5539
www.evergreenlighting.com

*Consult Factory

PATH LIGHT

12V Two Arm Path Light

15844



PROJECT:	ORDERING:
TYPE:	COMMENTS:

OVERVIEW

The double-arm path light has a clean, modern design that creates a shadow pattern behind it. This fixture combines clean and modern design with robust and durable construction.

FEATURES

- Thick, robust cast construction
- Textured diffusion lens for glare control and uniform light spread
- No visible seams or screws
- Optimized socket location, easy to lamp




SPECIFICATIONS

Dimensions	
Height	22" / 559 mm
Length	6.00" / 153 mm
Width	3.00" / 77 mm
Light Source	
Lamp Included	No
Lamp Base	T5 Wedge
Max Wattage	16.25W
Electrical	
Input Voltage Range	9-15V AC/DC
Voltage	12V
Wire	
36" of usable #18-2, SPT-1W leads	
Installation	
Location Rating	Wet

FIXTURE ATTRIBUTES

Housing	
Primary Material	Cast Aluminum or Cast Brass
Weight	Aluminum 2.1 lb Brass 5.4lb
Lens	
Satin etched glass diffusion lens for even light dispersion and glare control.	
Included Accessories	
8" slotted in-ground stake and 2 gel-filled wire nuts. Cast Brass has 14" slotted in-ground stake. 36" of usable #18-2, SPT-1W leads. Lamp sold separately.	
Optional Accessories	
Power Post Stake 15276BK Surface Mounting Flange 15601 (needed for attachment to junction box)	

FINISH OPTIONS

-  AZT - Textured Architectural Bronze
-  BKT - Textured Black
-  CBR - Centennial Brass

KICHLER

LIGHTING SPECIFICATIONS




UPLIGHTER

VLO 12V LED Large Accent

Additional Specs



FINISH OPTIONS

-  **AZT** - Textured Architectural Bronze
-  **BKT** - Textured Black
-  **CBR** - Centennial Brass

PERFORMANCE

Output Position	Level 1	Level 2	Level 3
Lumen Output	400 lm	600 lm	835 lm
Input Voltage	9V-15V	9V-15V	9V-15V
Power (VA) @ 15V AC	8.5VA	12.5VA	17VA
Power (W) @ 15V DC	5.25W	8.5W	12W
Efficacy (lm/W @ DC)	76 lm/W	70 lm/W	69 lm/W
Halogen Equivalents	40W	60W	83.5W

SPECIFICATIONS

Fixture	
Light Source	Integrated LED
Number of LEDs	1 High Output COB
Color Temperature	2700K, 3000K
Color Rendering Index	80+
Beam Angles	15°, 35°, 60°
Binning	3 Step
Fixture can be used in up or down position.	
Input	
Input Voltage Range	9 – 15V AC or DC with no loss in light output
Input Frequency	47 - 63Hz
Input Current	2.55A Max @ 9VAC
Inrush Current	9A Max
Efficiency	> 70L/W @ 12VDC
Power Factor	> 0.7 @ 15V

Environmental	
Environmental Protection Rating	Wet, IP66
Operation Ambient Temperature	-25°C - +40°C
Lumen Maintenance (L70)	50K Hours
Mechanical & Housing Specification	
Diameter/Height	2.75" W x 6" L x 4.5" H
Housing Material	Cast Aluminum, Cast Brass
Housing Color & Surface	AZT, BKT or CBR
Weight	24 oz (Aluminum), 48 oz (Brass)
Lens Material	
Tempered, shock resistance glass with high tolerance for thermal expansion and stress.	
Wire	
18 AWG, 105°C, 300V 48" of usable #18-2 SPT-1W leads.	
Optics	
Custom reflector provide uniform center-to-edge light distribution. Available in a 15, 35 and 60 degree beam angles.	

FIXTURE ATTRIBUTES

Included Accessories	
8" Slotted In-ground Stake, 2 Gel-Filled Wire Nuts, Locknut, and Magnetic Key.	
Optional Accessories	
3" Riser Stem	15509CBR
6" Riser Stem	15645AZT, BKT, 15510CBR
12" Riser Stem	15656AZT, BKT, 15511CBR
18" Riser Stem	15657AZT, BKT, 15512CBR
24" Riser Stem	15658AZT, BKT, 15513CBR
Adjustable Riser Stem	15570AZT, BKT
Stem Coupler	15649AZT, BKT
Mounting Base	15493CBR
Two Fixture "T"	15515CBR
Surface Flange	15601AZT, BKT
Bracket	15607AZT, BKT, 15516CBR
Tree Mount	15609AZT, BKT, CBR
Elbow	15647AZT, 15514CBR
Gutter Mount	15489CBR
Long Cowl	16068CBR
Amber Lens	16072AMB
Green Lens	16072GRN
Hexcell Louver	16075BK
Beam Expander	16091FRO
8" Stake	15575BK
14" Stake	15576BK
Power Post	15276BK

LOAD CHART

Power (VA)	Wire Gauge / Length (ft/m) Load Chart			
	10 AWG	12 AWG	14 AWG	16 AWG
0-20 VA	1860'/567 m	1150'/351 m	730'/223 m	450'/137 m
40 VA	930'/283 m	580'/177 m	370'/113 m	230'/70 m
60 VA	620'/189 m	390'/119 m	240'/73 m	150'/46 m
80 VA	470'/143 m	290'/88 m	180'/55 m	110'/34 m
100 VA	370'/113 m	230'/70 m	140'/43 m	90'/27 m
>100 VA	Consult Technical Support			

DOWNLIGHT AT PERGOLA

LED Retrofit Centennial Brass Patio Light Patio Wall Light | 12 V


15783CBR

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SPECIFICATIONS

Certifications/Qualifications	
ADA Compliant	No
Prop65	Yes
Dark Sky Compliant	No
Location Rating	Wet kichler.com/warranty
Dimensions	
Height	4.25"
Length	7"
Width	2.25"
Weight	2.3 LBS
Electrical	
Input Voltage	12 V
Light Source	
Light Source	Bulb
Lamp Included	Not Included
# Of Bulbs/LED Modules	2
Max Or Nominal Watt	14 W
Lamp Type	MR16
Socket Type	BIPI
Mounting/Installation	
Interior/Exterior	Exterior Product
Mountable On Wall Or Ceiling	No
Mounting Weight	2.3 LBS
Modular	No
Lead Wire Length	84
Wire Connectors	Wire Nuts

FIXTURE ATTRIBUTES

Housing/Glass	
Primary Material	Brass
Diffuser Description	Lens
Shade Included	No
Shade Dimensions	2.17
Product/Ordering Information	
SKU	15783CBR
Finish	Centennial Brass
UPC	783927586252
Finishes	
	Centennial Brass



ALSO IN THIS FAMILY



KICHLER®

KICHLER®

LIGHTING SPECIFICATIONS



Clint Good
ARCHITECTS, P.C.

Highlands at Mantua
Board of Architectural Review
City of Fairfax, VA

Notes:
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Date: 10-16-2024
Drawn/Checked: PG/DL
Project #: 23005060.00
Drawing #: 112931



A3000 Patio door

MODEL 100

Featuring unique multi slide and corner pocket configurations up to 24' wide, the A3000 patio door is the ideal solution to help bring the outside in for any new home construction, remodeling, or renovation project. Panels slide smoothly during operation and with optional extended sill risers, the door can meet rigid DP requirements. Further enhance performance by selecting the StormArmor™ impact resistant package designed for coastal regions with rigid performance requirements.



What you can expect

ENERGY EFFICIENCY

Our dual-pane insulated glass package options help save on heating and cooling costs while enhancing home comfort.

- In cool weather, it provides outstanding thermal performance to eliminate cold spots near windows.
- In warm weather, insulated glass reduces solar heat gain and minimizes interior glare.

CONVENIENCE AND STYLE

- Tandem composite adjustable rollers provide for smooth, effortless operation
- Woolpile weatherstripping helps reduce air infiltration
- Insulated double-strength tempered glass adds strength and dependability
- Two-, three-, four-, five- and six-panel configurations plus corner pocket options allow for vast and unique openings
- Keylock and secondary lock available for added peace-of-mind and convenience
- Optional extruded aluminum screen allows fresh air in while keeping pests out†



Engineered to perform

- Available frame styles: finless, fin
- Sill depth: 6 7/32" (120); 8 7/16" (130); 10 3/32" (140)
- Optional 2 5/8" or 3 1/2" sill riser
- DP55–DP80 rating (dependent on size and sill riser)
- Exterior wet glazing ensures optimal coastal performance
- Optional StormArmor™ package includes impact-resistant glass with argon, Cardinal LoE³-366, and preserve film to protect the glass until installation is complete



Create a customized look

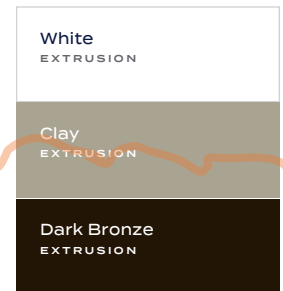
Enhance your home's spaces with a variety of finish options and grid configurations.

FINISH OPTIONS

EXTERIOR



INTERIOR



GRID OPTION



HARDWARE OPTIONS



- White
- Clay
- Dark Bronze

Energy efficient glass

GLAZING TYPE	U VALUE	SHGC
HP Low-E glass	0.69	0.21
HP Low-E glass with grids	0.69	0.21
HP Low-E glass + Argon	0.66	0.21
HP Low-E glass + Argon with grids	0.66	0.21
Argon and LoE ³ -340 glass	0.66	0.14
Argon and LoE ³ -340 glass with grids	0.66	0.13
Impact-resistant laminated glass with Argon and LoE ³ -366	0.65	0.21
Impact-resistant laminated glass with Argon, LoE ³ -366 with grids	0.66	0.19
Impact-resistant laminated glass with Argon and LoE ³ -340	0.65	0.15
Impact-resistant laminated glass with Argon, LoE ³ -340 with grids	0.67	0.13

Note: All values based on 1-11/16" standard dual-pane insulated glass unit unless noted otherwise

Sizing & operation

PANELS (Without pocketed panels)	PANEL OPERATION View from Outside In	POCKET / CORNER OPTIONS View from Outside In	STANDARD SIZES		CUSTOM SIZES			
			WIDTH		WIDTH		HEIGHT	
			CODE	EXACT	MIN	MAX	MIN	MAX
1- or 2-Panel (120)			(50) (60) (80)	60" 72" 96"	59"	96"	75"	120"
3-Panel (120)		n/a	(90) (120)	108 3/8" 144 7/8"	59"	144 7/8"	75"	120"
4-Panel (120)			(120) (160)	142 5/8" 190 5/8"	120"	190 5/8"	75"	120"
3-Panel (130)			(90) (120)	105 3/4" 141 3/4"	88"	141 3/4"	75"	120"
5-Panel (130)			(126) (150) (200)	146 3/8" 176 3/8" 236 3/8"	146 3/8"	236 3/8"	75"	120"
6-Panel (130)			(180) (240)	210 1/8" 282 1/8"	210 1/8"	282 1/8"	75"	120"
4- or 7-Panel Corner (140)			(120) (160)	139 1/2" 187 1/2"	117"	187 1/2"	75"	120"
120= 2-track 130 = 3-track 140 = 4-track	X=operating O=stationary P=pocket	* Reverse configuration also available	Available heights (68) 80", (80) 96", (90) 108", or (100) 120"					



A3000 PATIO DOOR

See additional product and warranty information online.



* Screen is available on limited configurations

* Not all sizes and configurations are listed



Build boldly by choosing a range of MI window and door styles with expansive views, contemporary framing and hardware.

miwindows.com/A3000

Highlands of Mantua - Attachment #1 Doors



V3000 Series Double-hung window

MODEL 1556

Our top selling double hung window for new home construction, this V3000 Series double hung window features superior styling, handcrafted quality, and exceptional long term performance. Its stylish beveled exterior profile and eight exterior color options are complemented by energy efficient options such as a warm edge spacer system and insulated dual- or triple pane glass.



What you can expect

ENERGY EFFICIENCY

Our dual- and triple-pane insulated glass package options help save on heating and cooling costs while enhancing home comfort.

- In cool weather, it provides outstanding thermal performance to eliminate cold spots near windows.
- In warm weather, insulated glass reduces solar heat gain and minimizes interior glare.

CONVENIENCE AND STYLE

- Beveled exterior profile creates a timeless aesthetic
- Dual-opposing, mortised recessed locks create a stronger, safer seal
- Full FlexScreen™ with Clarity Screen™ mesh allows for optimal ventilation without compromising visibility
- True-sloping sill optimizes water drainage and eliminates unsightly weep holes
- Tilt-in top and bottom sash for easy cleaning
- Push-button vent stops enable ventilation without sacrificing safety and security
- Inverted-coil balances with detent clip provide smooth operation and prevent sash from drifting



Engineered to perform

- Welded, multi-chamber frame and sash
- Interlocking sash
- Metal-reinforced meeting rail
- Available frame styles: mounting fin, finless
- 3 ¼" frame depth
- Wood extension jambs available for 4 ⅞" and 6 ⅞" wall depths
- Optional field-applied drywall returns, exterior brickmould, and factory-applied 3 ½" flat casing

Min and max sizing

WIDTH		HEIGHT	
MIN	MAX	MIN	MAX
15"	48"	28"	80"
48 ½"	52 ½"	24 ½"	60"
CONTINUOUS HEAD & SILL (CHS) MAX			
Twin (Overall Unit)		74"	
Triple (Each Window)		74"	
Triple (Overall Unit)		74"	

Available in 1/8" increments. CHS available on XX and XXX configurations.

Energy efficient glass

Optional tempered glass adds additional strength and obscure or rain glass allows light in while protecting privacy.

GLAZING TYPE	U VALUE	SHGC	STC
Low-E glass	0.31	0.26	28
Low-E glass with grids	0.31	0.24	28
Argon and Low-E glass	0.28	0.26	28
Argon and Low-E glass with grids	0.28	0.23	28
Argon and Low-E DSB glass	0.28	0.26	30
Argon and Low-E DSB glass with grids	0.28	0.23	30
HP Low-E DSB glass	0.32	0.21	30
HP Low-E DSB glass with grids	0.32	0.19	30
Argon and HP Low-E DSB glass	0.28	0.21	30
Argon and HP Low-E DSB glass with grids	0.28	0.19	30
Argon and Low-E triple-pane glass	0.22	0.22	n/a
Argon and Low-E triple-pane glass with grids	0.23	0.20	n/a

Note: all values based on standard 3/4" dual-pane or 7/8" triple-pane insulated glass unit unless noted otherwise



**V3000 SERIES
DOUBLE-HUNG WINDOW**
See additional product and warranty information online.



Create a customized look

Enhance your home's spaces with a variety finish options and grid configurations.

FINISH OPTIONS

EXTERIOR

INTERIOR

White
EXTRUSION

White
EXTRUSION

Almond
EXTRUSION

Cream
PAINT



GRID TYPES



Grids-Between-the-Glass
Flat



Grids-Between-the-Glass
Sculptured




Simulated
Divided Lite



Simulated
Meeting Rail

BLINDS-BETWEEN-THE-GLASS[§]



Optional addition to let you control sunlight and privacy without the need for bulky window treatments.

SIX COLOR OPTIONS

• White

• Tan

• Sand

• Espresso

• Slate gray

• Silver moon

† Clay interior available on products manufactured in Texas only; may only be combined with clay extruded exterior; not available with foam or triple-pane glass
‡ Woodgrain interior not available with black or clay exterior
§ Blinds-between-the-glass available for dual-pane glass only

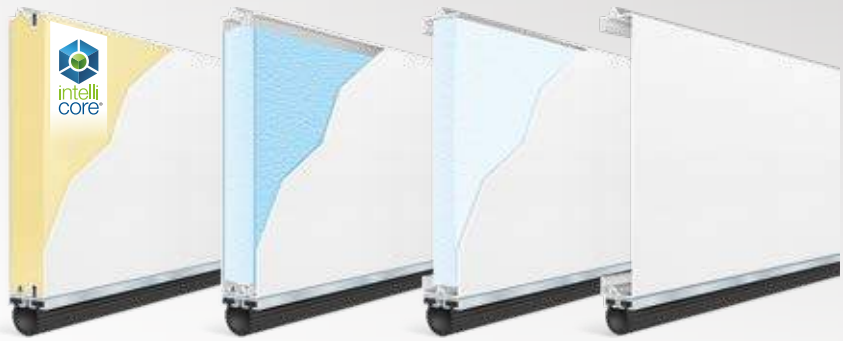
MI Build boldly by choosing a range of MI window and door styles with expansive views, contemporary framing and hardware.

miwindows.com/windows/V3000/double-hung

Highlands of Mantua - Attachment #2 Windows


















Highlands of Mantua - Attachment 3 Garage Doors

MODEL AVAILABILITY



DOOR DESIGNS

Door design examples shown at 9' wide x 8' high
Available window options listed below model number
(See back cover for examples of window options)

DOOR DESIGNS			3 LAYER				2 LAYER	1 LAYER																
Door design examples shown at 9' wide x 8' high Available window options listed below model number (See back cover for examples of window options)			 2" Polyurethane	 1-3/8" Polyurethane	2" Bonded Polystyrene	1-3/8" Bonded Polystyrene	1-5/16" Polystyrene	Non-Insulated																
			18.4 R-value	12.9 R-value	9.0 R-value	6.5 R-value	6.3 R-value																	
TEXTURE			Door constructed using 24", 21" and 18" section heights																					
MODERN FLUSH			Door constructed using 24", 21" and 18" section heights																					
			9202 Contemporary Windows	9132 Contemporary Windows	4302 Contemporary Windows	4132 Contemporary Windows																		
Solid	Window Sections	Woodgrain																						
MODERN FLUSH			Door constructed using 21" and 18" section heights																					
			9201 Contemporary and Decorative Windows	9131 Contemporary and Decorative Windows	4301 Contemporary and Decorative Windows	4051 Decorative Windows	T42F (24 Gauge Steel) Decorative Windows	T40F 4F (24 Gauge Steel) Decorative Windows																
Solid	Window Sections	Woodgrain																						
MODERN FLUSH			Door constructed using 24", 21" and 18" section heights																					
			9208 Contemporary and Slim Windows	9138 Contemporary Windows	4308 Contemporary and Slim Windows	4138 Contemporary Windows																		
Solid	Contemporary Windows	Stucco**																						
MODERN GROOVED			Door constructed using 24", 21" and 18" section heights																					
			9205 Contemporary Windows		4305 Contemporary Windows																			
Solid	Window Sections	Stucco*																						
MODERN GROOVED			Door constructed using 24" and 21" section heights																					
			9209 Contemporary and Slim Windows	9139 Contemporary Windows	4309 Contemporary and Slim Windows																			
Solid	Contemporary Windows	Stucco**																						
COLOR AVAILABILITY	Standard White	Almond	Desert Tan	Sandtone	Bronze	Chocolate	Mocha Brown	Hunter Green	Gray	Charcoal	Black	Lustra Black	Lustra Charcoal	Lustra Silver	Ultra Grain Cypress Medium	Ultra Grain Cypress Cherry	Ultra Grain Cypress Walnut	Ultra Grain Cypress Slate	Ultra Grain Plank Coastal Gray	Ultra Grain Plank Natural	Ultra Grain Plank Cedar	Ultra Grain Plank Kona	Ultra Grain Plank Barnwood	Ultra Grain Plank Espresso
9208	■	■	■	■	■	■	■		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
9201	■	■	■	■	■	■	■	■	■	■	■													
9131	■	■	■	■	■	■	■	■	■	■	■													
4301	■	■	■	■	■	■	■	■	■	■	■													
4051	■	■	■	■	■	■					■													
T42F, T40F	■	■	■	■		■																		

Calculated door section R-value is in accordance with DASMA TDS-163. For more information about color options see page 4.

* Exterior steel surface on Ultra-Grain® Cypress finish door has a woodgrain texture.

† Exterior steel surface on a Lustra™ finish door has a subtle matte texture on a smooth flush panel.

Highlands of Mantua - Attachment 3 Garage Doors

STANDARD COLORS



- Exterior steel surface on standard color doors has either a stucco or woodgrain embossed texture depending on the model (see chart on page 3 for details).
- Doors can be painted using a high-quality latex exterior paint. Do not use oil-based paint.

**Additional charges apply.*

Due to the printing process, colors may vary.

Order free color samples at www.clopaydoor.com/requestcolorsamples.

Not all colors available on all models. See previous page for availability.

ULTRA-GRAIN® FINISH



- Low maintenance, stained wood-look steel door with less upkeep.
- Exterior steel surface has an embossed woodgrain texture with horizontal Cypress Ultra-Grain.
- Window frames, grilles and inserts are painted a solid color to complement Ultra-Grain® finishes.

Due to the printing process, colors may vary.

Order free color samples at www.clopaydoor.com/requestcolorsamples.

Not all colors available on all models. See previous page for availability.

Additional charges apply.

CUSTOM PAINT OPTION



Choose from over 1,500 Sherwin-Williams® paint colors to complement your home with Clopay's Color Blast® factory-finishing option. Our durable two-part paint system is tested and backed by a five-year warranty.

LUSTRA™ FINISH



Prefer a different look than an embossed woodgrain or stucco steel surface texture? Lustra™ is a low-gloss matte finish available in Black, Charcoal and Silver. Paired with contemporary slim windows or as a solid door, it's easy to create an eye-catching facade that's both energy efficient and durable.

- Door features 24 gauge flush panel steel exterior.
- Window frames, grilles and inserts are painted a solid color to complement Lustra finishes.
- Due to the unique matte finish texture, Lustra™ doors cannot be painted a different color.

Due to the printing process, colors may vary.

Order free color samples at www.clopaydoor.com/requestcolorsamples.

Not all colors available on all models. See previous page for availability.

Additional charges apply.

ULTRA-GRAIN® PLANK



Rustic meets modern on this unique flush panel steel door design featuring digitally printed horizontal planks with a wood-look appearance. The planks vary in length with no repeating grain pattern and a nice tonal variation for visual interest.

- Complements mid-century, farmhouse, coastal cottage and transitional home styles.
- Steel surface has an embossed stucco texture.
- Window frames are painted a solid color to complement Ultra-Grain® finishes or come in contrasting Silver and Black accent colors.

Due to the printing process, colors may vary.

Order free color samples at www.clopaydoor.com/requestcolorsamples.

Not all colors available on all models. See previous page for availability.

Additional charges apply.

Highlands of Mantua - Attachment 3 Garage Doors

WINDOW OPTIONS

Windows bring natural light into the garage and enhance your home's curb appeal. All Clopay window frames are UV-protected and are color matched to our prefinished door colors. Window frames screw in from the inside for easy glass replacement or to change designs.

CONTEMPORARY/ARCHITECTURAL SERIES WINDOWS

These windows feature a larger viewing area and are available on select models and door heights. Short windows are 19-1/2" x 16"; long windows are 42" x 16".

Available on These Models

9202 9139*
9201 4302
9208** 4301
9205 4308*
9209** 4305
9132 4309*
9131 4132
9138* 4138*



Plain Short



Plain Long



ARCH2



ARCH1



ARCH3



REC12



REC14



Vertical Grille on ARCH2



Vertical Grille on ARCH1



Vertical Grille on ARCH3



SQ22



SQ24



Grille on ARCH2



Grille on ARCH1



Grille on ARCH3



Wrought Iron Short (Acrylic)



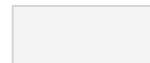
Wrought Iron Long (Acrylic)



Wrought Iron ARCH (Acrylic)

*Models available only with plain, rectangular grille and square grille windows.
**Ultra-Grain® Plank and Lustra™ finishes available only with plain windows.

Choose from single pane or insulated glass.



Clear



Frosted



Obscure



Narrow Reed

CONTEMPORARY SLIM WINDOWS

Contemporary Slim windows have Mid-Century Modern appeal. The windows are 37" x 8" with aluminum frames powder coated in Silver or Black.

Available on These Models

9208 4308
9209 4309

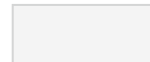


378SV
Silver



378BK
Black

Windows available with insulated tempered glass.



Clear



Frosted

DECORATIVE INSERT SERIES WINDOWS

UV-protected cellular plastic inserts snap into the inside or outside of the window frame for easy cleaning or to change designs. Windows are available in single strength, double strength, acrylic, obscure or insulated glass. Short windows are 19-1/2" x 12"; long windows are 40-1/2" x 12".

Available on These Models

9201 T42F
9131 T40F
4301 4F
4051



Plain Short†



Plain Long†



Prairie 510



Prairie 610



Madison 611



Madison Arch 613



Colonial 509



Stockton 612



Sunset 501† (8', 9', 12', 16', 17', 18' widths only)



Sunset 502† (7', 7'6", 12' widths only)



Sunset 503† (8', 9', 16', 17', 18' widths only)



Charleston 508



Charleston 608



Sunset 504† (14', 15', 15'6" widths only)



Sunset 505† (16', 17', 18' widths only)



Sunset 506† (10', 20' widths only)



Sunset 601†

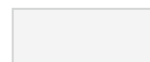


Sunset 603†



Sunset 605†

Choose from single pane or insulated glass.
Clear acrylic is also available.



Clear



Frosted



Obscure



Rain

† Shown with clear glass.

† Sunset windows not available on Ultra-Grain® or Lustra™ finish doors.

Additional charges for optional glass apply.

Acrylic windows require special cleaning. See care and maintenance manual.



Visit clopaydoor.com or call 1-800-2CLOPAY (225-6729) for more information on Clopay, America's Favorite Garage Doors.

Follow us on



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RSDR-MODERNSTEELSS-15_REV0824



START DESIGNING
YOUR NEW
GARAGE DOOR
OPEN CAMERA
AND POINT!



**Highlands of Mantua - Attachment #4 Brick and Mortar
"General Shale" - Latrobe**

Highlands of Mantua - Attachment #5 Architectural Cast Stone



Individual colors may vary depending on display settings. Samples only available in Select Cedarmill® texture. Please check with your contractor or local dealer for availability in your area.

Hardie® Plank

Highlands of Mantua - Attachment 6a
Hardie Plank 'Brandywine'

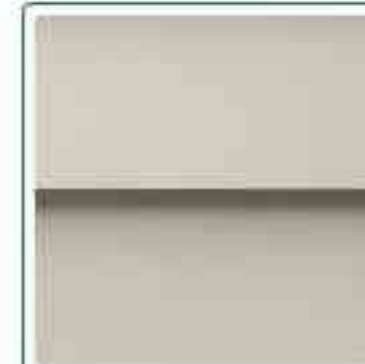
Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Plank siding styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

Select your siding texture



Select Cedarmill®



Smooth



Beaded Select
Cedarmill®



Beaded Smooth



Unavailable in your
area

Custom Colonial
Roughsawn



Unavailable in your
area

Custom Colonial
Smooth

Select your color collection

Statement
Collection®

Magnolia Home | James
Hardie Collection

Primed for
Paint

🔍 Did not find the color you're looking for? [Click here.](#)



Individual colors may vary depending on display settings. Samples only available in Select Cedarmill® texture. Please check with your contractor or local dealer for availability in your area.

Hardie® Plank

Highlands of Mantua - Attachment 6b
Hardie Plank 'Blanched Almond'

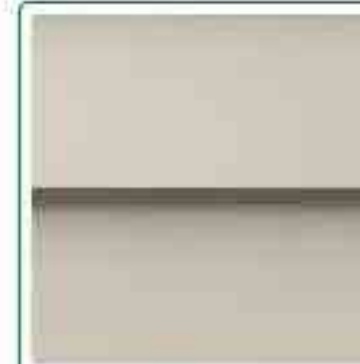
Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Plank siding styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

Select your siding texture



Select Cedarmill®



Smooth



Beaded Select
Cedarmill®



Beaded Smooth



Unavailable in your
area

Custom Colonial
Roughsawn



Unavailable in your
area

Custom Colonial
Smooth

Select your color collection

Statement
Collection®

Magnolia Home | James
Hardie Collection

Primed for
Paint

🔍 Did not find the color you're looking for? [Click here.](#)



Individual colors may vary depending on display settings. Samples only available in Select Cedarmill® texture. Please check with your contractor or local dealer for availability in your area.

Hardie® Plank

Highlands of Mantua - Attachment #6c Hardie Plank 'Coral Sand'

Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Plank siding styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

Select your siding texture



Select Cedarmill®



Smooth



Beaded Select
Cedarmill®



Beaded Smooth



Unavailable in your
area

Custom Colonial
Roughsawn



Unavailable in your
area

Custom Colonial
Smooth

Select your color collection

Statement
Collection®

Magnolia Home | James
Hardie Collection

Primed for
Paint

🔍 Did not find the color you're looking for? [Click here.](#)



Individual colors may vary depending on display settings. Samples only available in Select Cedarmill® texture. Please check with your contractor or local dealer for availability in your area.

Hardie® Plank

Highlands of Mantua - Attachment #6d
Hardie Plank 'Mystic Mauve'

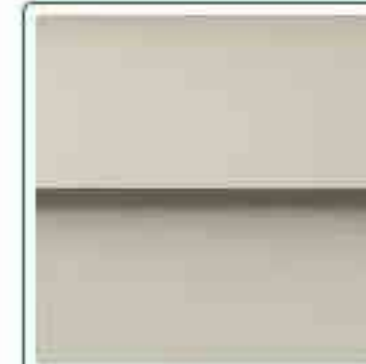
Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Plank siding styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

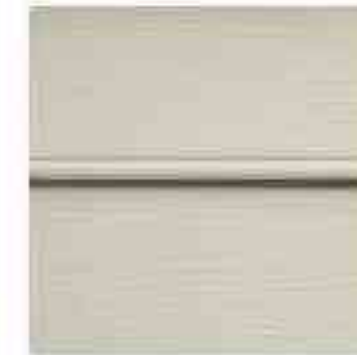
Select your siding texture



Select Cedarmill®



Smooth



Beaded Select
Cedarmill®



Beaded Smooth



Unavailable in your
area

Custom Colonial
Roughsawn



Unavailable in your
area

Custom Colonial
Smooth

Select your color collection

Statement
Collection®

Magnolia Home | James
Hardie Collection

Primed for
Paint



Individual colors may vary depending on display settings. Samples only available in Select Cadamill® texture. Please check with your contractor or local dealer for availability in your area.

Hardie® Trim

Highlands of Mantua - Attachment #7
Hardie Trim 'Timber Bark'

Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Trim styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

Select your siding texture



Rustic Grain



Smooth



Roughsawn

Select your color collection

Statement
Collection®

Magnolia Home | James
Hardie Collection

Primed for
Paint

🔍 Did not find the color you're looking for? [Click here.](#)

Select a color



KICHLER



Kichler Toman Single Light 10" Tall Outdoor Wall Sconce

Model: 49686OZ | Item: bci2947453

from the [Toman Collection](#)

★★★★★ 17 Reviews

\$91.95

Finish: Olde Bronze - 1770 In Stock



Height

10"
\$91.95

14"
\$174.95

20"
\$259.95

FREE Delivery by Wednesday

If ordered in the next **5 hrs 18 mins** - [Shipping to 20132](#)

—

1

+

Add to Cart

Save to Project

☐ Compare

[Return & Shipping Details](#)

Highlands of Mantua - Attachment #8
Wall Sconce Light Fixture

EL ELCO Lighting



Elco 6" Metal Step Baffle Trim for 6" Recessed Housings

Model: ELM30BBZ | Item: bci1661019

from the [Line Voltage Trims Collection](#)

★★★★★ 15 Reviews

\$11.63

Highlands of Mantua - Attachment #9
Recessed Light Fixture

Finish: Black / Bronze - [Special Order](#)



Free Shipping on orders over \$49.00!

Leaves the Warehouse in 2 to 3 weeks - [Shipping to 20132](#)



− 1 +

Add to Cart

Items To Be Addressed By Applicant

The following items need to be addressed:

- The number of modifications on the cover sheet does not match the number of modifications listed in the project narrative. Also, the Applicant should check the plans for typos and spelling errors.
- The elevations provided in the Master Development Plan show two sticks of four-story units. Staff has advised the Applicant to ensure that the development is consistent with the guidelines provided in the 2035 Comprehensive Plan.
- No more than two of any 10 or one of any three to five abutting dwelling units having the same front yard setback. Varied front yard setbacks shall not be less than two feet offset from adjoining units as measured at the principal foundation line of each unit and no setback distance shall be less than the required minimum.
- An interior landscaped island shall be provided for every ten spaces. The MDP shows more than 10 consecutive spaces without a parking lot island in front of 9451 Silver King Court.
- The Applicant needs to add Section 4.4.4.A.1 to the waiver request for Subdivision Ordinance Section 2.3.4.A requirement for a sidewalk on both sides of the street. Staff does not support the proposed stamped asphalt path flush with the street as an alternative to a sidewalk.
- The Applicant should provide the width of the right-of-way for Pickett Road
- Sheet L100 Transitional Yards table should identify if existing trees are being counted towards the requirement. Identify on the plan set or update the table to clarify.
- Screening is required for ground-mounted mechanical equipment
- An alternative design or adjustments to the retaining wall haven't been proposed and impacts on existing trees haven't been addressed. Consider eliminating driveway parking to shift stack of townhomes forward to allow for preservation of tree buffer.
- Section 4.11 of the Zoning Ordinance requires all on-site above-ground utilities to be relocated underground for any development that will require site plan approval. When the proposed development will result in moving or relocating existing overhead utilities located in adjoining rights-of-way, the applicant shall be responsible for placing such utilities underground and dedicating any additional right-of-way or easement that is necessary. Equipment such as electric distribution transformers, switch gear, meter pedestals and telephone pedestals which are normally installed above ground in accordance with generally accepted utility practice for underground distribution may be so installed (Section 4.11.C). The applicant has requested a modification of the requirement and has indicated it may propose payment in lieu of the required underground utilities work. Staff is reviewing the request for the modification and will have further discussions with the Applicant.
- Provide Lighting Plan demonstrating compliance to Section 4.8 by providing illumination on Sheet C740.
- Ensure consistency between general development plan and BAR plan set