



City of Fairfax, Virginia

City Council Regular Meeting

Agenda Item # 5a

City Council Meeting 6/9/2020

TO: Honorable Mayor and Members of City Council

FROM: Robert A. Stalzer, City Manager *RA Stalzer*

SUBJECT: Public hearing and Council action on a request of EYA Development LLC, for an amendment to the Comprehensive Plan Place Type from Social and Civic Network to Townhouse/Single-Family Attached Neighborhood, a Zoning Map Amendment (Rezoning) from RL Residential to PD-R Planned Development Residential, and issuance of a Major Certificate of Appropriateness by City Council on the premises known as 3500 Pickett Road and more particularly described as Tax Map Parcel 58-1-02-021.

ISSUE(S): City Council public hearing regarding an amendment to the Comprehensive Plan Place Type from Social and Civic Network to Townhouse/Single-Family Attached Neighborhood, a Zoning Map Amendment (Rezoning) from RL Residential to PD-R Planned Development Residential with modifications and commitments while retaining the ACOD; issuance of a Major Certificate of Appropriateness for architecture and landscaping; a vacation of trail easement on the southern property line.

SUMMARY: The applicant proposes to replace an existing religious institution, Metro Church, with a 50-unit townhouse development.

FISCAL IMPACT: The anticipated fiscal impact estimate for the proposed redevelopment of Metro Church to a 50-unit townhouse project ranges from \$67,000 to \$185,000 net gain annually.

RECOMMENDATION: Staff recommends approval of the Comprehensive Plan Map Amendment, approval of the Zoning Map Amendment; approval of Master Development Plan with modifications and commitments; a Major Certificate of Appropriateness with conditions; and a vacation of the trail easement on the southern property line.

ALTERNATIVE COURSE OF ACTION: City Council may approve or deny all of the subject applications, or defer the decision on all of the subject applications to a later date.

RESPONSIBLE STAFF/
POC: Albert Frederick, Senior Planner
Jason Sutphin, Community Development Division Chief
Brooke Hardin, Director, Community Development & Planning

COORDINATION: Community Development and Planning Building and Fire Code Human Services
Public Works Fairfax Water Police
City Attorney Historic Resources Real Estate
Parks and Recreation

ATTACHMENTS: Staff Report



CITY OF FAIRFAX

Department of Community Development & Planning

Zoning Map Amendment (Z-19-00831)

PUBLIC HEARING DATE

June 9, 2020

APPLICANT

EYA Development LLC

OWNER

Celebration Church of Jacksonville,
Inc.

AGENT

Mark C. Looney, Attorney

PARCEL DATA

Tax Map ID

◇ 58-1-02-021

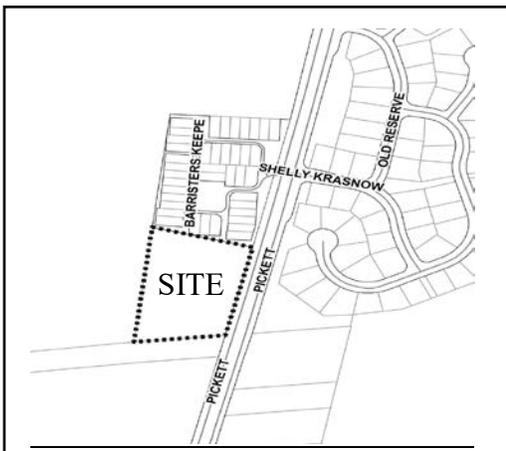
Street Address

◇ 3500 Pickett Road

Zoning District

- ◇ RL, Residential Low
- ◇ Architectural Control Overlay District (ACOD)

Location Map



APPLICATION SUMMARY

The applicant, EYA Development LLC, requests to change the Comprehensive Plan Place Type from Social and Civic Network to Townhouse/Single-Family Attached Neighborhood, to rezone the subject property from RL Residential Low to PD-R Planned Development Residential while retaining the Architectural Control Overlay District (ACOD) with commitments and modifications, to allow the development of a 50-unit townhouse project. The applicant is also seeking a vacation of trail easement along the southern property line.

STAFF RECOMMENDATION

1. Staff recommends approval of the Comprehensive Plan Place Type from Social and Civic Network to Townhouse/Single-Family Attached Neighborhood;
2. Staff recommends approval of the Zoning Map Amendment (Rezoning) from RL Residential Low to PD-R Planned Development Residential;
3. Staff recommends approval of the Master Development Plan with modifications to the Zoning Ordinance, Subdivision Ordinance and Public Facilities Manual as stated in the Master Development Plan.
4. Staff recommends approval with conditions to the Master Development Plan with commitments submitted by Applicant on May 19, 2020 for Lots 39-50, in Exhibit A, shall meet the front yard setback requirement as stated in Section 3.5.1.C3 (Townhouses) of the Zoning Ordinance, and the installation of a five (5) foot pedestrian path in the open space area along the northern property line as depicted in Exhibit B.
5. Staff recommends approval with conditions the request for a Major Certificate of Appropriateness for architecture and landscaping (See page 3).
6. Staff recommends approval of the vacation of the existing trail easement on the southern property line.

BACKGROUND INFORMATION

The subject property has an existing 17,830 square foot church that was initially constructed in 1980. The subject property is 3.69 +/- acres located on the west side of Pickett Road, north of the Colonial Avenue and the Tank Farm, south of Barrister’s Keepe Subdivision and east of the Army Navy Country Club. Immediately south is a parcel owned by the City. In 2014, DC Metro Church, Inc., the current occupant, received a non-residential use permit for a religious organization. Further information on adjacent properties are provided below:

Table 1: Existing Use and Surrounding Properties

Direction	Existing Land Use/Uses	Zoning	Future Land Use
Site	Institutional/Metro Church	RL Residential Low	Social and Civic Network
North	Residential Single-Detached/Single-Family Homes (Barrister’s Keepe)	PD-M Planned Development Mixed Use	Single-Family Detached Neighborhood
South	Open Space – Undesignated/ 100 +/- feet natural buffer; Industrial/ Citgo Petroleum Corp	RM Residential Medium IH Industrial Heavy	Green Network – Public Commercial Corridor
East	Residential Single-Detached/ Single-Family Homes (Pickett’s Reserve)	PD-R Planned Development Residential	Single-Family Detached Neighborhood
West	Open Space – Recreation/ Army Navy Country Club	RM Residential Medium	Green Network - Private

The Future Land Use designation for the subject property is Social and Civic Network, and the surrounding land use designations are a combination of Single-Family Detached Neighborhood, Green Network – Public, Commercial Corridor and Green Network – Private. The subject property is zoned Residential Low. The surrounding zoning districts are a combination of RM Residential Medium, PD-M Planned Development Mixed Use, PD-R Planned Development Residential and IH Industrial Heavy. The subject property is immediately surrounded by uses that range from single-family homes to a golf course, and post office to a City owned open space to a petroleum tank farm.

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 consist of single-family homes (Barrister’s Keepe and Pickett’s Reserve), condominiums (The Enclave and Foxcroft), and apartments under construction 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, is under construction 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 south 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 are a number of 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 Barrister’s Keepe subdivisions to north of the subject property. The Army Navy Country Club is west of the subject property and wraps around the Barrister’s Keepe with property frontage along Pickett Road. The City of Fairfax Property Yard is north of this area. North of Pickett’s

Reserve is the recently constructed Enclave Condominiums and a small office park that includes a private school. Thaiss Park is located to north of the Enclave Condominiums.

Proposal History

In June 2019, the initial conceptual plan depicted 60-65 units with a linear park along Pickett Road. The plan showed two access points on Pickett Road that connected with a circular private drive and an alleyway that provided rear-loaded garages to 44 units in the interior of the site. The units were designed with three to four levels. Amenities included rooftops terraces, landscaped sidewalks, backyards, park space and an open space. The fronts and sides of some units faced Pickett Road but were setback a minimum of 40 feet and up to 100 feet. The initial concept plan showed open space in a linear park (23,476 +/- sf) fronting on a promenade/fire lane access off Pickett Road and a small open space area (6,090 +/- sf) in the southwest corner of the site.

The Planning Commission on April 27, 2020 held a post-submission work session with the applicant to discuss the rezoning and proposed master development plan. Likewise, the City Council met on May 5, 2020 to discuss the project as well. A number of issues were discussed during both work sessions, such as:

- Tank Farm Assessment: the perceived impacts from the tank farm on the proposed development
- Perceived noise impacts on the proposed development
- Variation in setbacks for townhouses
- Consistency with the proposed Affordable Dwelling Unit Ordinance
- Potential location of off-site trail and the trail easement on the southern property line
- On-site drainage improvements and coordination with Barrister's Keeper
- Modifications including transitional yards and internal sidewalks
- Opportunity to provide decks as part of a standard package

The BAR held a public hearing on the Major Certificate of Appropriateness on May 6, 2020 and recommended approval with eight conditions. On May 26, 2020, the applicant submitted a revised architectural package (Attachment #10) that staff has found adequately addresses several of the recommended conditions, which have been struck out below. Additionally, staff is recommending a slight modification to the text of condition number 7 which is shown below as well. Staff's final recommendation on the Certificate of Appropriateness will therefore contain 5 rather than 8 conditions.

BAR recommended conditions:

1. Townhouse units 39-50 shall have varied front yard setbacks.
- ~~2. Brick shall be used as the foundation material on the front of all townhouse units, and on the side and back elevations of all high visibility end units.~~
- ~~3. Brick to match the front elevation shall be used on the front portion of floors one and two of the side elevations between units 44 and 45 of the east sticks of townhouses.~~
4. Physical material samples shall be submitted to staff for review and approval by the Director of Community Development and Planning prior to issuance of any zoning permits.
5. The placement of the planters in the promenade area shall be subject to review and approval by the Fire Marshal.
- ~~6. South façade and east façade of the "A" units on the south side of the site shall incorporate comparable percentages of materials to the north façade, and a continuous cornice per unit for a minimum of the easternmost four units, exclusive of penthouse and windows.~~
7. Mechanical equipment screening shall be installed or parapets on the high roof shall be raised a minimum of 18 inches on units with views to Pickett Road.

8. The proposed modifications shall be in general conformance with the review materials received by staff and included in the staff report, as modified through the date of this meeting, except as further modified by the Board of Architectural Review, the Director of Community Development and Planning, Zoning, or the Building Official.

Master Development Plan Summary

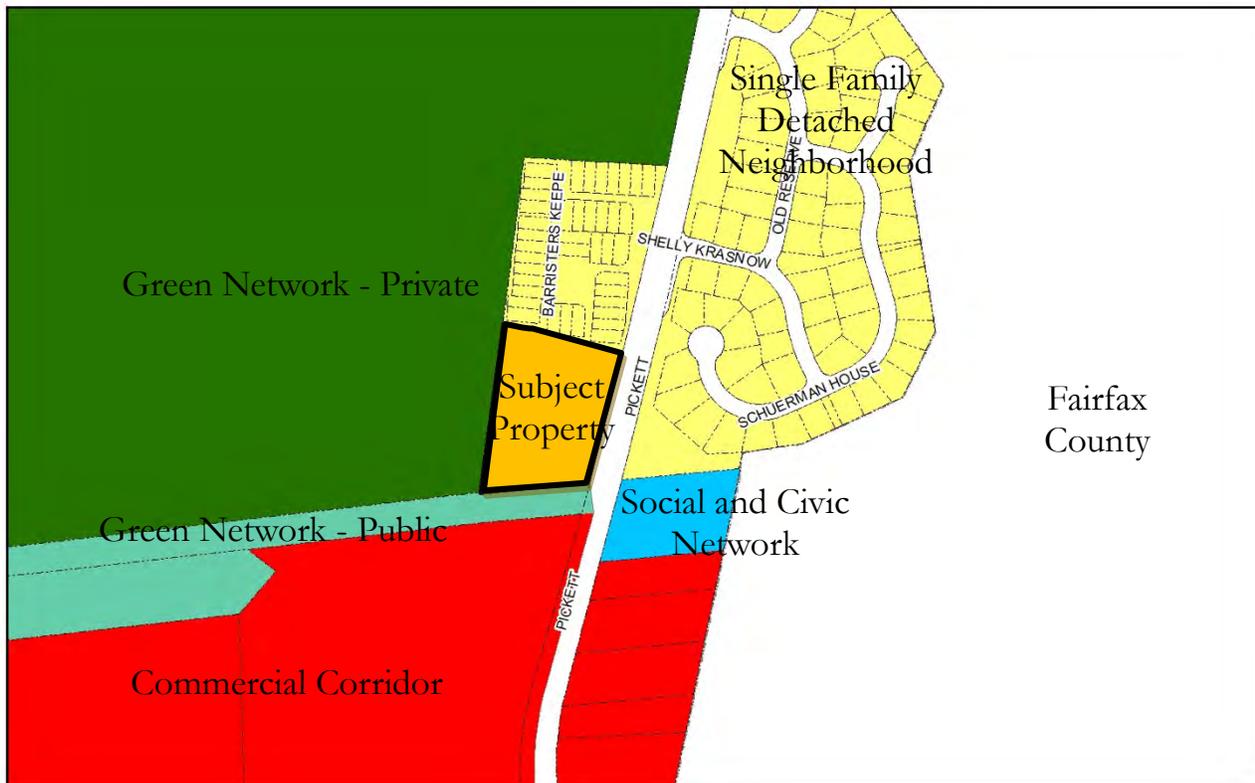
An application was filed in November 2019 to replace the existing 17,830 square foot church with 50 townhouses of varying widths of 16-feet, 20-feet and 24-feet, and a maximum height of 4-stories/45 feet, on 3.69 acres. The proposed Master Development Plan has two spaces for each unit (100 parking spaces); while providing 20 parallel parking spaces on the main interior road of the project. The project proposes a total of 120 parking spaces. The density for the proposed project is 13.5 dwelling units per acre. The distance of the nearest townhouse to Barrister's Keepe ranges from 52-feet to greater than 90-feet. The townhouses along the promenade are 115-feet from Pickett Road. There is a row of townhouses along the southern property line with the closest townhouse 15-feet from Pickett Road. The Master Development Plan shows two open space areas that total 0.79 acres or 36,079 square feet (22% of the site). The applicant proposes two entrance/exit access points on Pickett Road that are separated by 260 feet from the centerlines of each entrance. The northern access point is a full access point with turning movements allowing drivers to travel to the north and south on Pickett Road. The southern access point is a right-in right out from the site.

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" (Chapter 1: Introduction, City of Fairfax 2035 Comprehensive Plan, page 15).

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 applicant is seeking to build a townhouse community in the Pickett Road corridor, which requires a Comprehensive Plan Amendment from Social and Civic Network to Townhouse/Single-Family Attached Neighborhood. The subject site is overlaid on the Future Land Use Map from the Comprehensive Plan in Figure 1 shown on the next page.

Figure 1: Comprehensive Plan Future Land Use Map



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 with the City limits, or to neighborhoods zoned primarily for single-family detached residences with 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 or 45 feet may be considered. Predicated on the underlying zoning district, the Townhouse/Single-Family Attached Neighborhood Place Type supports up to 12 dwelling units per acre” (Comprehensive Plan, Pg. 29).

The applicant has proposed four story townhouses (45-feet) adjacent to the Army Navy Country Club to the west and to the south adjacent to the 100 +/- feet undisturbed buffer owned by the City of Fairfax. The nearest unit to Barrister’s Keepe has been limited to three stories. The applicant has provided a 50-foot buffer through open space and stormwater management adjacent to Barrister’s Keepe to the north of the site.

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, of which the majority of the City’s stock was built in the 1960s, and 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). Finally, the applicant is providing a housing type that is underrepresented in the City's existing stock of housing units (Outcome H1.1).

The applicant is proposing townhouses on 3.69 acres with a density increase of 20% yielding a density of 13.5 units per acre. The Comprehensive Plan Place Type of Townhouse/Single-Family Attached Neighborhood suggests a density of twelve (12) units per acre, which would result in forty-five (45) units for this site. The proposed development provides for 50 townhouses with varying widths of 16-feet, 20-feet and 24-feet, and a height of 4-stories/45 feet. The applicant is proposing forty-five (45) market rate units and five (5) affordable dwelling units. A typical market rate unit is either twenty (20) feet wide or twenty-four (24) feet wide, while the affordable units are sixteen (16) feet in width. These units are mixed within the development. To this end, the proposal addresses Outcome H2.1 by adding affordable units to the City's housing stock through redevelopment of an existing site.

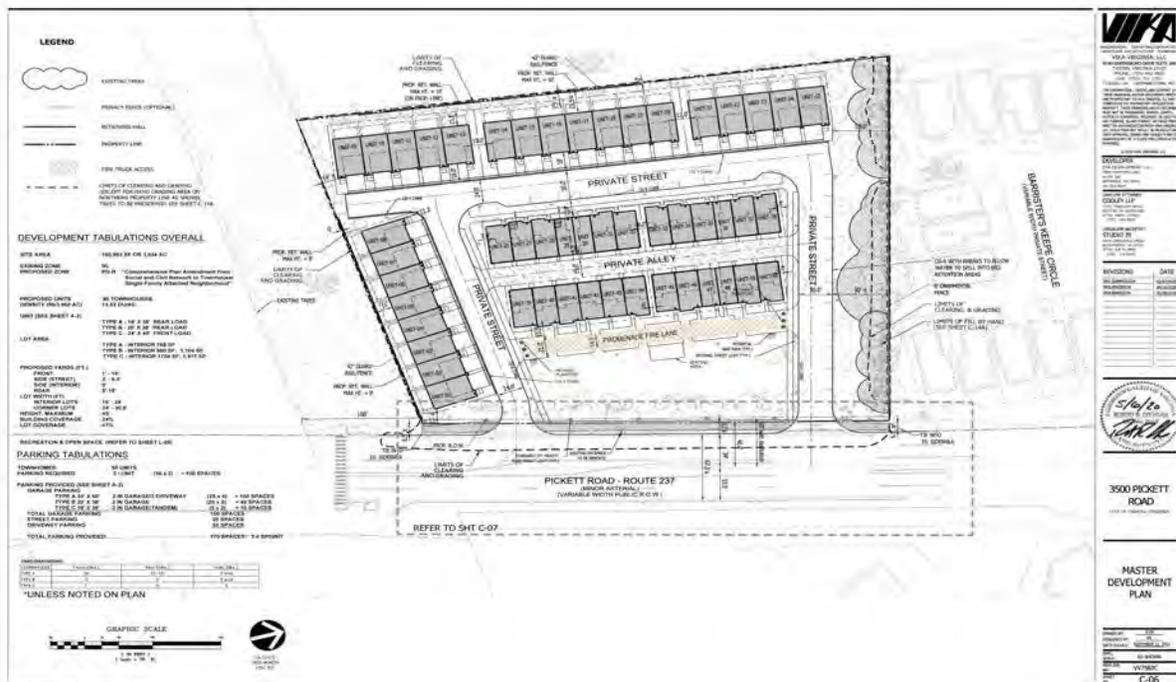
Rezoning: The applicant is requesting to rezone the property from RL Residential Low to PD-R Planned Development Residential.

§3.2.1.A The RL, Residential Low District, is established to provide areas for single-family detached residences with a minimum lot area of 20,000 square feet.

§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.

Figure 2: Proposed Site Plan



In addition to expanding housing choices, proactive strategies should be taken to ensure that the City is as welcoming as possible to current and potential residents, regardless of socioeconomic status, age, or other circumstances (Comprehensive Plan, pg. 53). The applicant is also requesting a rezoning from RL Residential Low to PD-R Planned Development Residential, which does not have a maximum number of dwelling units assigned to the zoning district. Rather, the Planned District Residential encourages flexibility in housing options and allows for an increase in density in return for higher quality development. The Planned District Residential also addresses other improvements or community needs, such as, affordable housing, recreation and open space when evaluating a development proposal.

Requests

The applicant submitted an application on November 22, 2019 for the following actions:

- A Comprehensive Plan – Future Land Use Map Amendment to change the Place Type from Social and Civic Network to Townhouse/Single-Family Attached Neighborhood;
- A Zoning Map Amendment (Rezoning) from RL Residential Low to PD-R Planned Development Residential;
- Approval of a Master Development Plan with modifications and commitments;
- Approval of a Major Certificate of Appropriateness; and,
- A vacation of a trail easement along the southern property line.

Rezoning application

The proposed redevelopment is dependent on City approval of a Comprehensive Plan Amendment from Social and Civic Network Place Type to Townhouse/Single-Family Attached Neighborhood and rezoning from RL, Residential Low to PD-R, Planned Development Residential. The current use is a 17,830 square foot religious institutional use with 222 parking spaces on 3.69 acres. In 2014, DC Metro Church, Inc., the current occupant, received a non-residential use permit for a religious organization. The surrounding land use designations are a combination of Single-Family Detached Neighborhood, Green Network – Public, Commercial Corridor and Green Network – Private. The surrounding zoning districts are a combination of RM Residential Medium, PD-M Planned Development Mixed Use, PD-R Planned Development Residential and IH Industrial Heavy. The subject property is immediately surrounded by uses that range from single-family homes to a golf course, and post office to a City owned open space to a petroleum tank farm. The Townhouse/Single-Family Attached Neighborhoods Place Type applies to neighborhoods that are primarily developed with townhouses and single-family attached or duplex housing. The applicant is proposing to develop a 50-units townhouse development that includes five (5) affordable dwelling units.

In determining whether to approve or disapprove a proposed rezoning to any district other than a rezoning requesting a planned development district, the Planning Commission and City Council shall consider any proffers, and the following: substantial conformance with the Comprehensive Plan, any greater benefits the proposed rezoning provides to the city than would a development carried out in accordance with the current zoning district (Section 3.2), and otherwise applicable requirements of this chapter; suitability of the subject property for the development and uses permitted by the current versus the proposed district; adequacy of existing or proposed public facilities such as public transportation facilities, public safety facilities, public school facilities, and public parks; adequacy of existing and proposed public utility infrastructure; compatibility of the proposed development with adjacent and nearby communities; and consistency with the stated purpose of the proposed district.

The applicant states the proposed use is in substantial conformance with the Comprehensive Plan and may enhance the Pickett Road corridor by providing an underrepresented housing type in townhouses. The

proposal also includes affordable dwelling units to help address housing affordability in the City. The subject property is highly suitable for the proposed rezoning and development based on adjacent uses to the north and east. Currently, the subject property is sufficiently served by public transportation facilities, and the existing utility infrastructure is adequate for the proposed uses. Further, the proposed development as stated by the applicant would be compatible with the surrounding area. Finally, the applicant believes the proposed use is consistent with the stated purpose of the PDR District and the Townhouse/Single-Family Attached Neighborhood Place Type.

RECOMMENDATION

1. Staff recommends approval of the Comprehensive Plan Place Type from Social and Civic Network to Townhouse/Single-Family Attached Neighborhood;
2. Staff recommends approval of the Zoning Map Amendment (Rezoning) from RL Residential Low to PD-R Planned Development Residential;
3. Staff recommends approval of the modifications to the Zoning Ordinance, Subdivision Ordinance and Public Facilities Manual as stated in the Master Development Plan.
4. Staff recommends approval with conditions of the Master Development Plan with commitments submitted by Applicant on May 19, 2020 for Lots 39-50, in Exhibit A, shall meet the front yard setback requirement as stated in Section 3.5.1.C3 (Townhouses) of the Zoning Ordinance, and the installation of a five (5) foot pedestrian path in the open space area along the northern property line as depicted in Exhibit B.
5. Staff recommends approval with conditions the request for a Major Certificate of Appropriateness for architecture and landscaping (See page 3).
6. Staff recommends approval of the vacation of the existing trail easement on the southern property line.

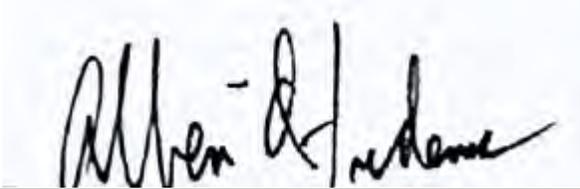
ANALYSIS

Staff analysis of the compliance of this proposal with the Comprehensive Plan, Zoning Ordinance and other City goals and policy is provided in Attachment 1.

ATTACHMENTS

1. Analysis
2. Summary of Zoning Districts
3. Planned Development Application
4. Statement of Support
5. Master Development Plan
6. Summary of Commitments
- 6a. Exhibit A (Townhouse Setbacks) to Commitments
- 6b. Exhibit B (Pedestrian Path) to Commitments
7. Traffic Impact Assessment
8. Code Compliance Report
9. Fiscal Impact Analysis
10. Board of Architectural Review Staff Report
- 10a. Revised Post Board of Architectural Review
11. Postings and Notices
12. Sample Motions
- 12a. Order and list of motions
13. Comprehensive Plan Amendment Resolutions
- 13a. Comprehensive Plan Amendment Exhibit A
14. Rezoning Ordinance

PREPARED BY:



Albert Frederick
Senior Planner

06-03-20

DATE



Jason D. Sutphin
Community Development Division Chief

06-03-20

DATE



Brooke Hardin
Director, Community Development & Planning

06-03-20

DATE

**ATTACHMENT 1
ANALYSIS
(Z-19-00831)**

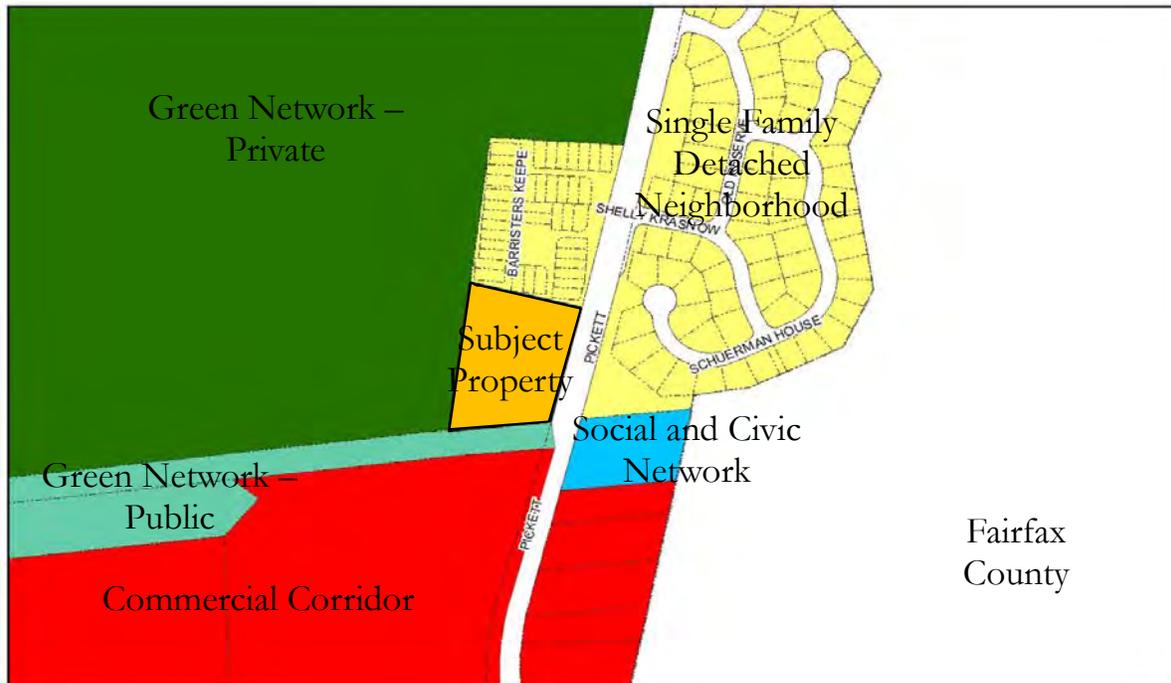
This attachment contains staff analysis on the submitted proposal for the redevelopment of the DC Metro site. It is divided into three primary sections:

- A. Comprehensive Plan: Analysis of the conformance of the application with the Comprehensive Plan and the Future Land Use Map.
- B. City Policy: Analysis of the conformance of the application with general requirements of the Zoning Ordinance and other City goals and policy.
- C. Procedural Requirements and Review Criteria: Analysis of conformance of the plan with specific citations from the Zoning Ordinance.

PART A: CONSISTENCY WITH COMPREHENSIVE PLAN

The existing church property is designated as Social and Civic Network Place Type on the Comprehensive Plan Future Land Use Map. The subject property has been the site of a church since 1980. The Comprehensive Plan has identified the subject property as Social and Civic Network which includes “public and private schools, libraries, places of worship, post offices, and other public facilities.” (Comprehensive Plan, Page 37). The applicant is proposing to change the Future Land Use Place Type from Social and Civic Network to Townhouse/Single-Family Attached Neighborhood as indicated in Figure 1-1A.

Figure 1-1A: Future Land Use



Townhouse/ Single-Family Attached Neighborhood

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 or 45 feet may be considered. Predicated on the underlying zoning district, the

Townhouse/ Single-Family Attached Neighborhood Place Type supports up to 12 dwelling units per acre (Comprehensive Plan, pg 29).

The Comprehensive Plan is a guide for future growth of the City, focusing on community needs through 2035. There are numerous nonresidential properties throughout the City with the potential for redevelopment or to reposition themselves for current market demands. The proposed applications are reviewed based on its consistency with the Comprehensive Plan as a whole. Descriptions of specific Comprehensive Plan strategies and other language that influence the staff recommendations are provided below.

Neighborhoods

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.

Outcome N1.2: Residents have regular communication and positive interactions with other members of their neighborhood as well as the larger City community.

Action N1.2.1: Encourage and support community engagement through homeowner, condominium, and civic associations.

Action N1.2.2: Establish regular communication with homeowner, condominium, and civic associations and residential property managers as a means to keep individual citizens informed about City business.

Staff Analysis:

Staff believes the applicant has proposed a quality residential planned development along Pickett Road by redeveloping a site that is under developed. The proposed fifty (50) unit townhouse development provides a type of housing that is under represented in the City of Fairfax. This site is located on the west side of Pickett Road with Barrister's Keepe to the north, a 100 foot wide parcel owned by the City of Fairfax to the south, the Army-Navy Country Club to the west and Pickett's Reserve to the east. The Pickett Road corridor has a mix of non-residential uses and residential developments that include single-family, condominiums and apartments. However, the corridor does not have any approved or built townhouses. The applicant has engaged the community and heard from City Council, the Planning Commission and city staff to minimize any real or perceived negative impacts for redevelopment at this location. The proposed site improvements have considered the future residents of the project by providing a significant setback to Pickett Road to mitigate for noise impacts from Pickett Road. As part of the commitments for the proposed project, the applicant would provide a noise study prior to the site plan approval identifying the units that are most impacted by noise from Pickett Road. The applicant would provide noise attenuation measures to reduce the sound below the average interior noise levels. In addition to the noise impacts, the applicant has provided an analysis of the Tank Farm and its compatibility to the proposed project. In short, the code compliance review of the tank farm determined that the proposed development is a significant distance from the tank farm and exceeds code compliance regulations. The applicant has also designed the site to provide a transitional area from the proposed units to the Barrister's Keepe community. A fifty (50) foot wide open space area would serve a transitional buffer serving as a passive recreation and open space area, and as a stormwater drainage improvement.

Goal 2 – Provide neighborhood pedestrian connections.

Outcome N2.1: Residents of all abilities safely and easily move about the community.

Action N2.1.1 Identify opportunities for future open space and trails in neighborhoods that are currently deficient in offering these amenities.

Action N2.1.2 Expand existing pedestrian network to increase connectivity within neighborhoods and to other destinations.

Staff Analysis:

The applicant would provide a five (5) foot sidewalk network that is internal to the site and connects to Pickett Road. Also, the applicant would provide a ten (10) foot multiuse path on Pickett Road that is consistent the Comprehensive Plan Multimodal Plan. In addition to pedestrian connections internal and external to the site, the applicant proposes a contribution of \$122,000 toward the future extension of the City’s proposed Daniels Run Trail.

Housing

Goal 1 – Support a wide range of housing types.

Outcome H1.1: Continued development of housing types that are underrepresented in the City’s existing stock of housing units.

Action 1.1.1.2 Support development of housing types that are not heavily represented in the City’s housing stock, as identified in the housing assessment, where reasonable.

Staff Analysis:

The proposed fifty (50) unit townhouse development provides a type of housing that is under developed in the City of Fairfax. According to the Comprehensive Plan, the townhouses represent fourteen (14) percent of the housing stock in the City. The Pickett Road corridor has a mix of non-residential uses and residential developments that include single-family, condominiums and apartments. However, the corridor does not have any approved or built townhouses.

Goal 2 - Ensure availability of housing that is affordable.

Outcome H2.1: Affordable housing units have been added to the City’s housing stock through redevelopment and strategic investments.

Action H2.1.2 Provide regulatory and financial incentives to increase the supply of affordable housing, including amending the City’s Zoning Ordinance to include an Affordable Dwelling Unit ordinance.

Staff Analysis:

Currently, the City of Fairfax does not have an affordable dwelling unit ordinance. The proposed fifty (50) unit townhouse development is proposed on 3.69 acres with a density of 13.5 units per acre. The Comprehensive Plan Place Type of Townhouse/ Single-Family Attached Neighborhood suggests a density of twelve (12) units per acre, which would result in forty-five (45) units for this site. The applicant is also requesting a rezoning from RL Residential Low to PD-R Planned Development Residential, which does not have a maximum number of dwelling units assigned to the zoning district. Rather, the Planned District Residential encourages flexibility in housing options and allows for an increase in density in return for higher quality development. The Planned District Residential also addresses other improvements or community needs, such as, affordable housing, recreation and open space when evaluating a development proposal. The applicant is proposing forty-five (45) market rate units and five (5) affordable dwelling units. As a part of the Master Development Plan and Summary of Commitments, the applicant would commit five (5) units or 10% of the units as Affordable Dwelling Units (ADU). These units are shown on the plan as 16-foot in width to be sold to future residents having a median household income of seventy percent (70) or less of the Washington, D.C. metropolitan statistical area median income “AMI” as determined by the U.S. Department of Housing and Urban Development. If the City decides not to adopt an ADU ordinance prior to site plan approval, the applicant would provide

(a) five (5) for sale ADU units consistent with the master development plan, or (b) contribute \$325,000 to City's Affordable Housing Trust Fund to be used by the City to provide affordable housing to City residents. To this end, the proposal addresses Outcome H2.1 by adding affordable units to the City's housing stock through redevelopment of an existing site.

Goal 2 – Provide viable 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).

Action MM2.1.5 Expand the sidewalk network. Sidewalks should be provided with any significant street maintenance, rehabilitation, or reconstruction project and may be constructed independent of a street project.

Action MM2.2.1 Identify and fill gaps in the trail network. Find opportunities for future trails, complete connections to existing segments, implement projects proposed by the Parks and Recreation Master Plan, and pursue new trail connections to create a more functional trail network.

Staff Analysis:

The applicant would provide a five (5) foot sidewalk network that is internal to the site and connects to Pickett Road. Also, the applicant would provide a ten (10) foot multiuse path on Pickett Road that is consistent the Comprehensive Plan Multimodal Plan. In addition to pedestrian connections internal and external to the site, the applicant proposes a contribution of \$122,000 toward the future extension of the City's proposed Daniels Run Trail. In addition to the construction of 10-foot wide multiuse path along the property frontage and monetary contribution, the applicant has provided a bicycle parking rack to accommodate up to seven (7) bicycles to encourage multi-modes of transportation. The subject property is located on a transit route with a bus stop located to the north and the south on Pickett Road.

Goal 3 – Integrate transportation with land use.

Outcome MM3.2 – Walkability to and within activity centers and between neighborhoods is increased.

Action MM3.2.4 – Improve the overall pedestrian environment, including pedestrian crossings, street trees, furnishing zones; buffering sidewalk from vehicle travel lanes; improved pedestrian scale lighting; and active ground floor uses along street edges.

Staff Analysis:

The applicant would provide a five (5) foot sidewalk network that is internal to the site and connects to Pickett Road. Also, the applicant would provide a ten (10) foot multiuse path on Pickett Road that is consistent the Comprehensive Plan Multimodal Plan. The installation of a multiuse path would help connect pedestrians and bicyclist to the Activity Center at Main Street and Pickett Road to the south and the Activity Center at Fairfax Circle to the north. The contribution of \$122,000 toward the future extension of the City's proposed Daniels Run Trail would further establish connectivity to the Activity Center at Main Street and Pickett Road. The applicant proposes to provide landscape and streetscape improvements including street lights along Pickett Road and internal to the site.

PART B: CITY POLICY

This section is divided into the following subjects:

1. Land Use
2. Scale
3. Circulation (including vehicular circulation, pedestrian circulation and parking)
4. Architecture and Landscaping
5. Historic Resources
6. Stormwater Management
7. Dry Utilities
8. Open Space
9. Tree Coverage
10. Fiscal Impact

Land Use

The proposed land use designation for the site is Townhouse/Single-Family Attached Neighborhood. Guidance from the Comprehensive Plan for this land use is provided below followed by a physical characteristic of the conformance of the development proposal with that guidance.

Townhouse/Single-Family Attached Neighborhood

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.

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 or 45 feet may be considered. Predicated on the underlying zoning district, the Townhouse/Single-Family Attached Neighborhood Place Type supports up to 12 dwelling units per acre. (Comprehensive Plan, Page 29).

Staff Analysis:

Staff believes the use shown on the GDP is generally in conformance with the Future Land Use Map category and the guidance of the Comprehensive Plan. Fifty (50) townhouses at a max height of forty-five (45) including roof top terraces with landscaped setbacks generally conform to the guidance of the plan. The applicant has provided a mixture of front and rear loaded townhouses with widths of 16-feet, 20-feet and 24-feet with a height of four stories/45-feet. The applicant has provided one unit adjacent to Barrister's Keepe with a limited height of three (3) stories. The distance of the nearest townhouse to Barrister's Keepe ranges from 52-feet to greater than 90-feet. A row of townhouses along the southern property line is set back 15-feet from Pickett Road. The townhouses along the promenade are 115-feet from Pickett Road. The plan provides open space adjacent to Barrister's Keepe to the north and Pickett Road to the east.

As part of the commitments for the proposed project, the applicant would provide a noise study prior to site plan approval identifying the units that are most impacted by noise from Pickett Road. The applicant would provide noise attenuation measures to reduce the sound below the average interior noise levels. In addition to the noise impacts, the applicant has provided an analysis of the Tank Farm and its compatibility to the proposed project. In short, the code compliance review of the tank farm determined that the proposed development is a significant distance from the tank farm and exceeds code compliance regulations.

Scale

Density: Predicated on the underlying zoning district, the Townhouse/Single-Family Attached Neighborhood Place Type supports up to 12 dwelling units per acre. Additionally, the 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.

Staff Analysis:

Staff believes the use shown on the GDP is generally in conformance with the Future Land Use Map category and the guidance of the Comprehensive Plan. Fifty (50) townhouses on 3.69 acres results in a density of 13.5 units/acre, which is inclusive of affordable housing provisions as sought by the Comprehensive Plan. The applicant is also requesting a rezoning from RL Residential Low to PD-R Planned Development Residential, which does not have a maximum number of dwelling units assigned to the zoning district. Rather, the Planned District Residential encourages flexibility in housing options and allows for an increase in density in return for higher quality development. This district also promotes affordable housing, recreation and open space, and other improvements that address community values or needs. The applicant is committed to provide five (5) affordable dwelling units or to make a contribution of \$325,000 to the City’s Affordable Housing Trust Fund, open space (22%) with increased setbacks adjacent to Barrister’s Keepe that exceeds the district requirement of 20%. The overall residential densities for other approved projects in the area as compared to the subject application is provided below:

Table 1: Density

<i>Project</i>	<i>Site Area</i>	<i>Number of Units</i>	<i>Density/Acre</i>
EYA Townhouses	3.69	50	13.5
<i>Pickett’s Reserve</i>	<i>28.56</i>	<i>89</i>	<i>3.12</i>
<i>Barrister’s Keepe</i>	<i>5.1</i>	<i>40</i>	<i>7.8</i>
<i>The Enclave Condominiums</i>	<i>3.7</i>	<i>80</i>	<i>22</i>
<i>Foxcroft Colony</i>	<i>16.58</i>	<i>312</i>	<i>18.8</i>
<i>Scout on the Circle</i>	<i>9.81</i>	<i>400</i>	<i>40.7*</i>

* Project is located in an Activity Center

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 stories or 45 feet may be considered.

Staff Analysis:

Staff believes the townhouses shown at a max height of forty-five (45) feet including roof top terraces with landscaped setbacks on the GDP is generally in conformance with the Future Land Use Map category and the guidance of the Comprehensive Plan. The applicant also proposes to limit the closet unit (more than 50 feet from houses in Barrister’s Keepe) to a height of three (3) stories. Height in the Planned Development Residential District is not restricted.

Circulation

Vehicular Network: The internal vehicular circulation is provided by a loop road with twenty (20) on-street parking spaces and access to twenty-five (25) front loaded units along the west and southern property lines. A private alleyway provides access to the twenty-five (25) rear loaded townhouses. A fire lane is provided to townhouses that front on the linear park on Pickett Road.

The applicant proposes two entrance/exit access points on Pickett Road that are separated by 260 feet from the centerline of each entrance. The northern access point location is unchanged and is a full access point with turning movements allowing vehicles to travel to the north and south on Pickett Road. The southern access point has been shifted approximately 95 feet to the south and is a right-in right out from the site. In addition to relocating the existing southern access point, the applicant is proposing to dedicate right-of-way of four (4) feet to establish the minimum right-of-way for an arterial road (50-feet from centerline of road).

Staff Analysis:

The applicant is proposing a series of modifications related to vehicle circulation. The first modification is to Section 401.01 to reduce the internal street widths while providing the appropriate widths for fire access. The applicant has provided twenty-four (24) foot wide interior private streets and thirty (30) foot wide private streets including on-street parking. Staff believes the internal and external vehicular circulation is generally in conformance with the Comprehensive Plan and Zoning Ordinance. The second modification is to Section 2.4.1 of the Public Facilities Manual to reduce the road radius to less than one hundred and seventy-five (175) feet. This modification allows for the project to be designed with tighter curves and a reduction in the amount of pavement. The third modification is to Section 2.10 of the Public Facilities Manual to provide a ten (10) foot radius at the property line for the alley. The fourth modification is a request to Section 403.03 of the Public Facilities Manual to provide a rolled curb instead of a curb cut for driveways through the proposed development. Rolled curbs, often referred to as mountable curb, allow cars to encroach on them without damaging tires and wheels. The transition from street to sidewalk is generally sloped to allow cars to access driveways. The fifth modification related to vehicular movement is Section 2.2.2 of the Public Facilities Manual to eliminate the turn lanes into the site. The applicant proposes two entrance/exit access points on Pickett Road that are separated by 260 feet from the centerlines of each entrance after the existing southern entrance is moved south by approximately ninety-five (95) feet. The northern access point is a full access point with turning movements allowing drivers to travel to the north and south on Pickett Road. The southern access point is a right-in right out from the site. The applicant is seeking a sixth modification to the block length requirement in Section 3.8.2.E.3 of the Zoning Ordinance and Section 2.4.2.B, Section 2.4.2.C and Section 5.3 of the Subdivision Ordinance. As stated previously, the applicant proposes two entrance/exit access points on Pickett Road that are separated by 260 feet from the centerlines of each entrance after the existing southern entrance is moved south by approximately ninety-five (95) feet. The northern access point is a full access point with turning movements allowing drivers to travel to the north and south on Pickett Road. The southern access point is a right-in right out from the site. The final modification request is to Section 2.2.2.B, Section 2.2.2.C and Section 2.2.4.F.1 of the Subdivision Ordinance to eliminate vehicular connections to adjoining properties. The subject property is surrounded by a City-owned parcel to the south, the Army-Navy Country Club to the west and to Barrister's Keepe to the north.

A traffic impact study submitted by the applicant and reviewed by the City's Transportation Division, as provided in Attachment 7 estimates 26 AM peak hour trips, 31 PM peak hour trips and 333 daily trips upon buildout of the development. The applicant states that the change in use would generate an increase during the AM Peak Hour by 13 trips, PM Peak Hour by 14 trips and daily trips of 163. The table below provides a summary of existing trips and proposed trips:

Table 2: Trip Generation

<u>Land Use</u>	<u>ITE Code</u>	<u>Size</u>	<u>AM Peak Hour</u>	<u>PM Peak Hour</u>	<u>Daily</u>
Religious Institution (Metro Church)*	560	17,860	13	17	170
Single-family Home (Permitted in RL)	210	8	6	8	76
Multifamily Housing (Low-Rise)	220	50	26	31	333

*Trips for the existing Metro Church were obtained from turning movement count collected at site driveways. The weekday daily trips were calculated as 10 times the PM peak hour trips.

The proposed use would increase the number of daily vehicular trips; however, the level of service for Pickett Road would not be degraded.

Pedestrian Network: The Master Development Plan has a five (5) foot sidewalk network that is internal to the site and connects to Pickett Road. The applicant is seeking a modification to provide sidewalks on both sides of a street. The Master Development Plan provides for a multiuse path of ten (10) feet along the property frontage on Pickett Road as referenced in the Comprehensive Plan Multimodal Transportation Plan.

Staff Analysis:

Staff believes the pedestrian network provided in the master development plan is consistent with the Comprehensive Plan and the Zoning Ordinance. The applicant is seeking a modification of Section 4.4.4.A1 of the Zoning Ordinance and Section 2.3.1A of the Subdivision Ordinance to not provide sidewalks on both sides of all local streets. The Zoning Ordinance requires both sides of the street to have a sidewalk. The applicant would provide a five (5) foot sidewalk network that is internal to the site and connects to Pickett Road. The modification request is reasonable as the applicant has provided a continuous pedestrian path within the development. Internal sidewalks align with the fronts of every unit across the front loaded units and the rear loaded units have front sidewalks. Sidewalks are not provided in private alleyway. The Subdivision Ordinance in Section 2.3.3A and Section 2.3.4A1 requires a pedestrian connection to the adjacent single-family neighborhood to the north. The applicant has proposed stormwater improvements, preserve mature trees, and a retaining wall on the northern property. The applicant has provided a ten (10) foot multiuse path on Pickett Road that is consistent with the Comprehensive Plan Multimodal Plan. In addition to pedestrian connections internal and external to the site, the applicant proposes a contribution of \$122,000 toward the future extension of the City’s proposed Daniels Run Trail.

Parking:

The applicant is proposing fifty (50) townhouses and the Zoning Ordinance requires two spaces per unit for a total of one hundred (100) parking spaces. The Master Development Plan has a combination of side-by-side garage parking spaces, tandem parking spaces for the five (5) Affordable Dwelling Units, driveway spaces and parallel spaces on the private street. The applicant has provided one hundred-seventy (170) spaces, which is 3.4 spaces per unit. However, the front load units all have two (2) car driveways and are parked at a ratio of four (4) per unit, the units with access to private alleys are parked at two (2) per units, while there are twenty (20) parallel spaces. The table on the next page provides the parking tabulation for the proposed development:

Table 3: Parking Tabulation

Unit Type	No. of Units	Garage Parking Provided	Driveway Parking Provided	Total Provided
Type A (24’ x 40’)	25	2	2	100
Type B (20’ x 38’)	20	2		40
Type C (16’ x 38’)	5	2		10
On-street parking				20

The total number of for the proposed development is 170 parking spaces.

Staff Analysis:

Staff believes the parking provided on the plan is consistent with the Comprehensive Plan and Zoning Ordinance. Section 4.2.4 (location of parking) permits the garage spaces to count towards the required parking, as well as, tandem parking when not blocking location of the sidewalk. The applicant has provided one-hundred (100) spaces in side-by-side garages, ten (10) spaces in tandem garages, fifty (50) driveway spaces and twenty (20) on-street parking spaces for a total of one hundred-seventy (170)

spaces. The number of parking spaces provided exceeds the required parking by seventy spaces. The applicant is seeking a modification to Section 2.7.3 (Driveways) of the Public Facilities Manual and Section 2.2.7 of the Subdivision Ordinance to provide nine (9) foot wide driveways to service single-loaded townhouses. These units are designed to provide tandem parking with two cars in the garage, parked front to back and the garage entrances are on a private alley, which would have low traffic volume, And the dimensions would accommodate vehicular movements..

Architecture and Landscaping:

The Architectural Control Overlay District (ACOD) is established to encourage the construction of attractive buildings, to protect and promote the 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 issuance of a Certificate of Appropriateness for architecture and landscaping for City Council. Guidance on architecture and landscaping for new development in the ACOD is provided in the Design Guidelines.

The townhouses are designed in a contemporary style, with architectural features including face brick, extruded two-story window bays, flush two-story window bays, recessed garage doors (front-loaded units only), one-over-one vertically oriented windows, decorative cornices at the third story, simpler cornices at the fourth story for those units with lofts, soldier course brick banding and window and door headers, rowlock brick banding and window sills, individual front stoops with suspended metal awnings, and optional rear second-story decks.

The BAR reviewed the submitted plans and materials at a public hearing on May 6, 2020 and provided a recommendation of approval to City Council for a certificate of appropriateness with conditions.

Staff Analysis:

The BAR held a public hearing on the Major Certificate of Appropriateness on May 6, 2020 and recommended approval with eight conditions. On May 26, 2020, the applicant submitted a revised architectural package (Attachment #10) that staff has found adequately addresses several of the recommended conditions, which have been struck out below. Additionally, staff is recommending a slight modification to the text of condition number 7 which is shown below as well. Staff's final recommendation on the Certificate of Appropriateness will therefore contain 5 rather than 8 conditions.

BAR recommended conditions:

1. *Townhouse units 39-50 shall have varied front yard setbacks.*
- ~~2. *Brick shall be used as the foundation material on the front of all townhouse units, and on the side and back elevations of all high visibility end units.*~~
- ~~3. *Brick to match the front elevation shall be used on the front portion of floors one and two of the side elevations between units 44 and 45 of the east sticks of townhouses.*~~
4. *Physical material samples shall be submitted to staff for review and approval by the Director of Community Development and Planning prior to issuance of any zoning permits.*
5. *The placement of the planters in the promenade area shall be subject to review and approval by the Fire Marshal.*
- ~~6. *South façade and east façade of the "A" units on the south side of the site shall incorporate comparable percentages of materials to the north façade, and a continuous cornice per unit for a minimum of the easternmost four units, exclusive of penthouse and windows.*~~
7. *Mechanical equipment screening shall be installed or parapets on the high roof shall be raised a minimum of 18 inches on units with views to Pickett Road.*

8. *The proposed modifications shall be in general conformance with the review materials received by staff and included in the staff report, as modified through the date of this meeting, except as further modified by the Board of Architectural Review, the Director of Community Development and Planning, Zoning, or the Building Official.*

Stormwater Management:

Even though stormwater management typically is not fully designed until administrative site plan review, the General Development Plan will be subject to the requirements of the state code and the City's stormwater management regulations. The applicant shows a reduction in impervious surface from the existing conditions of 128,066 sf to 106,722 sf by redeveloping the site. The applicant has programmed on the GDP a stormwater management pond on the north side of the property near Barrister's Keepe.

Staff Analysis:

The applicant must demonstrate during site plan review that the stormwater management system is sufficient to handle a 1-year and 10-year 24-hour storm event. The preliminary location of the stormwater management area is shown near the northern property line on the submitted MDP.

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. Overhead utilities run along the right-of-way for Pickett Road. The applicant is dedicating four (4) feet to add to the existing right-of-way for Pickett Road, an arterial road that requires 50-feet to the centerline of the road.

Staff Analysis:

The site has existing public utility infrastructure to support the planned redevelopment. The on-site utilities for the townhouses would be placed underground as required by the Zoning Ordinance. The existing overhead utilities are in the right-of-way for Pickett Road. The applicant has provided four (4) feet of right-of-way for Pickett Road. There are other utilities that run along Pickett Road to serve the proposed redevelopment of the site.

Parks and Open Space:

Section 3.8.2.G of the Zoning Ordinance requires that a master development plan provide recreation and open space. At least twenty (20) percent of each of each planned development site shall be designated and provided as recreation and open space. The MDP has provided twenty-two (22) percent of the site as recreation and open space. The plan would provide a linear park on the eastern property line along Pickett Road and an area on the northern property line adjacent to Barrister's Keepe. The Zoning Ordinance requires at least 60% of the required open space be contiguous and may be bisected by a residential street which it is in this proposal. The applicant also has included a commitment of \$122,000 to contribute to the future construction of the extension of Daniels Run Trail. The existing trail easement along the southern property line would be vacated as part of this master development plan approval.

Staff Analysis:

Staff believes that the open space design shown on the MDP satisfies the goals of the district. The applicant has provided twenty-two (22) percent of the site and the two areas are contiguous with a private street bisecting the green space. The linear park serves as a community gathering space; while the area adjacent to Barrister's Keepe functions as a passive park and stormwater utility.

Tree Coverage:

The applicant has provided a landscape plan as part of the master development plan. This plan includes interior landscaping along the private-street and promenade, transitional yards and Pickett Road. The landscaping plan considers the overhead utilities on Pickett Road when establishing the location of canopy and understory trees. Due to the location of the ten (10) foot multiuse path, right-of-way dedication for Pickett Road, overhead utilities and utilities in the ground along Pickett, the applicant has requested a modification from Section 4.5.6 of the Zoning Ordinance to allow street trees at distance greater than 15 feet at back of curb along Pickett Road. The applicant also seeks to modify the transitional yard requirement (TY2) on all property lines. The applicant has provided the required 20% tree coverage for the site.

Staff Analysis:

Staff believes that the landscape plan as presented with modifications to Section 4.5.5.C.2(b)(1) is consistent with the Comprehensive Plan and Zoning Ordinance. The applicant has provided canopy trees, understory trees, shrubs and ground cover to landscape the site including the loop road, promenade and the open space areas. The applicant is preserving mature trees and adding a six foot fence on top of a retaining wall along the northern property line adjacent to Barrister's Keepe. The applicant is seeking to reduce the width from ten (10) feet to 7.5-feet on the western property line abutting the Army-Navy Golf Course. The western property line has a mixture of canopy and understory trees along with a 42-inch aluminum railing on top of a retaining wall. The applicant is seeking to modify the transitional yard requirement from 10-feet to zero on the southern property line adjacent to the City's 100-foot wide parcel that is undeveloped and densely wooded. The eastern property line would have the required number and types of plantings beyond fifteen (15) feet from the Pickett Road right-of-way. The City does not have tree preservation ordinance, and the applicant is complying with the Zoning Ordinance requirement. There a number of factors that play into the request for a modification to the dimensional transition yard requirement from back of curb or edge of pavement. The applicant proposes to plant the required number and type of plantings along the open space area along Pickett Road. The applicant has met the required tree canopy of twenty (20) percent.

The internal street tree planting requirements is not being met due to the location of proposed underground utilities, driveway aprons and on-street parking locations. Therefore, the applicant is seeking a modification to the street tree requirement for internal streets including the private alley.

Fiscal Impact:

The anticipated fiscal impact estimate for the proposed redevelopment of Metro Church to a 50-unit townhouse project ranges from \$67,000 to \$185,000 net gain annually.

PART C: PROCEDURAL REQUIREMENTS AND REVIEW CRITERIA

Following is an analysis of citations from the Zoning Ordinance related to procedural requirements and review criteria from Section 6.6.8 of the Zoning Ordinance:

A. Substantial conformance with the comprehensive plan;

The request to change the Comprehensive Plan Place Type from Social and Civic Network to Townhouse/Single family Attached Neighborhood supports up to 12 dwelling units per acre with a maximum height of up to four stories or 45 feet when adjacent to single-family detached homes in the City. The applicant has submitted a master development plan with 50 townhouses on 3.69 acres yielding a density of 13.5 dwelling units per acre. The proposed fifty (50) unit townhouse development provides a type of housing that is under developed in the City of Fairfax. The master development plan is designed to reflect the surrounding and adjacent properties through the use of recreation and open space that serve as a buffer to the Barrister's Keepe community and to Pickett Road. The height of the buildings are consistent 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 existing Comprehensive Plan Place Type of Social and Civic Network restricts the site to public and private schools, libraries, places of worship, post offices, and other public facilities. Based on current zoning districts, the site could potentially be engineered to be developed with approximately 6-8 single-family homes. The proposed Comprehensive Plan Amendment and rezoning increases the development potential of a 3.69-acre site. The proposed MDP reduces the amount impervious surface area, increases the amount of open space, expands housing choices, provide five affordable dwelling units to help meet the needs of an underserved population, and contributes to the planned trails system by connection residents to key areas of the city. The plan would also alleviate a drainage issue for neighboring property owners.

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

Staff believes that the proposed use is consistent with the Comprehensive Plan and Zoning Ordinance and townhomes are an appropriate use as it is surrounded by single-family detached homes to the north and to the east, a 100-foot wide undeveloped City parcel to the south and the Army-Navy Country Club to the west.

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

The site has adequate public facilities to support an approval of a rezoning from RL Residential Low to PD-R Planned Development Residential. The subject property is located on a mass transit route and the adjoining road has capacity to support the proposed use. There are adequate public safety facilities in the area. The proposed rezoning and proposed use would not have an impact on public school facilities as there is adequate school capacity..

E. Adequacy of existing and proposed public utility infrastructure;

The public utility infrastructure is adequate and proposed on-site stormwater facilities would reduce impact on infrastructure. Fairfax Water has reviewed the project and there are no noted issues for the project.

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

The proposed planned development is consistent with the general requirements set forth in Section 3.8.2 and Section 6.6 of the Zoning Ordinance.

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

The proposed rezoning is consistent with the surrounding area. Pickett Road has a mixture of non-residential uses and residential uses. Residential development is located to the north and to the east of the site. The City of Fairfax owns the parcel to the south and the site is adjacent to the Army-Navy Country Club to the west. The physical separation between the proposed use and the Tank Farm has been addressed by a code compliance report, which has been reviewed and approved by City staff. Additionally, the subject property is located along a corridor that is bookend by Activity Centers, which are envisioned as dense areas in the City. The Activity Center located at the intersection of Main Street and Pickett Road is within a 100-feet of the Tank Farm.

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

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. The applicant has requested a rezoning to Planned Development Residential to develop the site as a fifty (50) unit

townhouse development that includes five (5) affordable dwelling units, two large areas for recreational and open space, and quality building design. The applicant has committed to contribute to off-site improvements for the construction of the extension of Daniels Run Trail.

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

The proposed planned development is compatible with the surrounding uses. Residential development is located to the north and to the east of the site. The City of Fairfax owns the parcel to the south and the site is adjacent to the Army-Navy Country Club to the west.

- 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;

The applicant has proposed a quality residential planned development along Pickett Road by redeveloping a site that is under developed. The proposed fifty (50) unit townhouse development provides a type of housing that is under represented in the City of Fairfax. This site is located on the west side of Pickett Road with Barrister's Keepe to the north, a 100 foot wide parcel owned by the City of Fairfax to the south, the Army-Navy Country Club to the west and Pickett's Reserve to the east. The Pickett Road corridor has a mix of non-residential uses and residential developments that include single-family, condominiums and apartments. However, the corridor does not have any approved or built townhouses. The applicant has engaged the community and heard from City Council, the Planning Commission and city staff to minimize any real or perceived negative impacts for redevelopment at this location. The proposed site improvements have considered the future residents of the project by providing a significant setback to Pickett Road to mitigate for noise impacts from Pickett Road. As part of the commitments for the proposed project, the applicant would provide a noise study prior to the site plan approval identifying the units that are most impacted by noise from Pickett Road. The applicant would provide noise attenuation measures to reduce the sound below the average interior noise levels. In addition to the noise impacts, the applicant has provided an analysis of the Tank Farm and its compatibility to the proposed project. In short, the code compliance review of the tank farm determined that the proposed development is a significant distance from the tank farm and exceeds code compliance regulations. The applicant has also designed the site to provide a transitional area from the proposed units to the Barrister's Keepe community. A fifty (50) foot wide open space area would serve a transitional buffer serving as a passive recreation and open space area, and as a stormwater drainage improvement.

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

The proposed planned development is a single phased plan.

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

The applicant has met the open space requirement for the planned development district by providing two large areas for passive recreation. The applicant has provided twenty-two (22) percent of the site and the two areas are contiguous with a private street bisecting the green space. The linear park serves as a community gathering space; while the area adjacent to Barrister's Keepe functions as a passive park and stormwater utility. The applicant has provided canopy trees, understory trees, shrubs and ground cover to landscape the site including the loop road, promenade and the open space areas. The applicant is preserving mature trees and adding a six foot fence on top of a retaining wall along the northern property line adjacent to Barrister's Keepe. The applicant has exceeded the tree canopy requirement, which includes preserving some trees.

- 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.

The applicant has also submitted a rezoning application from RL Residential Low to PD-R Planned Development Residential District. The Planned Development 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 (Zoning Ordinance, Section 3.2.3A, pg 3-3). Currently, the City of Fairfax does not have an affordable housing ordinance. However, as a part of the Master Development Plan and Summary of Commitments, the applicant would commit five (5) units or 10% of the units as Affordable Dwelling Units (ADU). These units are shown on the plan as 16-feet in width to be sold to future residents having a median household income of seventy percent (70) or less of the Washington, D.C. metropolitan statistical area median income "AMI" as determined by the U.S. Department of Housing and Urban Development. If the City fails to adopt an ADU ordinance prior to site plan approval, the applicant would provide (a) for sale ADUs despite the lack of an adopted ADU Ordinance, or (b) contribute \$325,000 to City's Affordable Housing Trust Fund to be used by the City to provide affordable housing to City residents.



SUMMARY OF ZONING DISTRICTS AND OVERLAYS

GENERAL ZONING DISTRICTS: Unless within a planned development district, each property in the City belongs to one of the following zoning districts, which spells out permitted uses and types of development for all parcels within each district, as summarized below:

RL, RM & RH RESIDENTIAL DISTRICTS: Permits single-family detached housing and select types of supportive, complementary uses that create quiet and comfortable neighborhoods. Development must be consistent with the character of a residential neighborhood and fit within certain parameters, including:

- **RL RESIDENTIAL LOW:** 20,000 minimum lot size and 40' front setback from the street;
- **RM RESIDENTIAL MEDIUM:** 7,500 minimum lot size and 25' front setback from the street;
- **RH RESIDENTIAL HIGH:** 6,000 minimum lot size and 20' front setback from the street.

RT & RT-6 TOWNHOUSE DISTRICTS: Provides townhouses in both districts, as well as duplexes, single-family attached, and single-family detached housing in the RT district.

- **RT-6:** Limited to 6 units per acre;
- **RT:** Limited to 12 units per acre.

RMF MULTIFAMILY DISTRICT: Provides for multifamily housing as well as townhouses, duplexes, single-family attached, and single-family detached housing. Buildings may be no taller than 3 stories and 35' or 4 stories and 45' (where not adjacent to a single-family detached district) with a density limited to 20 units per acre. Permitted uses also include nursing homes, assisted living facilities, congregate living facilities and select directly related, complementary uses.

CL COMMERCIAL LIMITED DISTRICT: Provides for limited, low intensity office development as a transitional use between residential and commercial areas with buildings limited to 3 stories and 35' in height that may not exceed 17,500 sq. ft. in floor area.

CO COMMERCIAL OFFICE DISTRICT: Provides for offices for business, governmental and professional uses, and uses accessory or complementary thereto. Buildings may be up to 5 stories and 60'.

CR COMMERCIAL RETAIL DISTRICT: Provides for office and general business and retail establishments, and uses accessory or complementary thereto. Buildings may be up to 5 stories and 60'.

CU COMMERCIAL URBAN DISTRICT: Provides an urban, mixed use development option for appropriate parts of the downtown area and sites in the general vicinity of the three key Fairfax Boulevard intersections: Main Street, Chain Bridge Road, and Old Lee Highway, or as may be more precisely specified by a current or future adopted plan. Buildings may be up to 5 stories and 60'.

CG COMMERCIAL GENERAL DISTRICT: Provides areas for office, general retail, automobile-related uses, and uses accessory or complementary thereto. Buildings may be up to 5 stories and 60'.

IL INDUSTRIAL LIGHT DISTRICT: Provides areas for light industrial uses. Buildings may be up to 3 stories and 35'.

IH INDUSTRIAL HEAVY DISTRICT: Provides areas for general industrial uses. Building may be up to 6 stories and 60'.

PLANNED DEVELOPMENT DISTRICTS AND ZONING OVERLAYS: Some properties are included in planned development districts and/or are governed by regulations that exceed that of the underlying general zoning district through overlays and other development standards. These are summarized below:

PD-R, PD-M, PD-C & PD-I PLANNED DEVELOPMENT DISTRICTS: Provides for coordinated developments and communities with appropriate boundary transitional yards and recreation and open space. The districts provide additional flexibility not available in general zoning districts and allows for innovations and special features in site development that make the community better.

- **PD-R PLANNED DEVELOPMENT RESIDENTIAL:** Allows for permitted/special uses in the R districts;
- **PD-M PLANNED DEVELOPMENT MIXED USE:** Allows for permitted/special uses in the R and C districts;
- **PD-C PLANNED DEVELOPMENT COMMERCIAL:** Allows for permitted/special uses in the C districts;
- **PD-I PLANNED DEVELOPMENT INDUSTRIAL:** Allows for permitted/special uses in the CG, IL, and IH districts.

HISTORIC OVERLAY DISTRICTS: Provide additional protection to areas of historic interest in the City in order to ensure that development or building modifications do not alter or diminish the historic quality of the district:

- **OLD TOWN FAIRFAX HISTORIC DISTRICT:** Encourages a compatible mixture of residential, retail and office uses within the district.
- **FAIRFAX PUBLIC SCHOOL HISTORIC DISTRICT:** Includes the property containing the Fairfax Museum & Visitor Center; the district controls uses and structures built on the property.
- **BLENHEIM HISTORIC DISTRICT:** Includes the property at Historic Blenheim; the district preserves Blenheim mansion and controls uses and structures built on the property.

OLD TOWN FAIRFAX TRANSITION OVERLAY DISTRICT: Established to encourage a compatible mixture of residential, retail and office uses in areas close to the Old Town Fairfax Historic District. New development must complement the scale, siting and design of the Historic District.

ARCHITECTURAL CONTROL OVERLAY DISTRICT: Includes all land in the city which is located outside of an historic district and zoned and used for anything other than a single-family detached residence. This district seeks to encourage the construction of attractive buildings, to protect and promote the 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.

RESOURCE PROTECTION AREA (RPA): Includes land within 100 feet of water bodies that have perennial flow, as well as other natural features such as wetlands and intermittent streams. The RPA seeks to protect these waters from significant degradation due to land disturbances.

RESOURCE MANAGEMENT AREA (RMA): Includes all land in the City that is not part of an RPA. Land disturbances in the RMA can have cause water quality degradation and diminish the functionality of RPA lands. Together, the RMA and RPA form the Chesapeake Bay Preservation Area, which encompasses all of the City.

100-YEAR FLOODPLAIN: Includes land subject to inundation by the “100-year flood” as on FEMA flood maps (a flood that has a 1% chance of occurring each year).

CITY OF FAIRFAX
PLANNED DEVELOPMENT APPLICATION

I/We EYA DEVELOPMENT LLC by AAKASH THAKKAR, EXECUTIVE VICE PRESIDENT
(Name of applicant) (Authorized agent's name and relationship to applicant)

a corporation / general partnership / limited partnership / sole proprietorship/individual (circle one) which is the

property owner / contract purchaser / lessee (circle one)

of Lots _____, Block _____, Section _____ of the
FAIRFAX Subdivision containing 161,956 (Sq. Ft.) on the premises known as

3500 PICKETT ROAD / TAX MAP 58-1-02-021 requests that the property currently zoned RL be

rezoned to PD-R. This property is recorded in the land records of Fairfax County in the name of

CELEBRATION CHURCH OF JACKSONVILLE, INC. in Deed Book 26110, Page 0084.

(Name and address of subject property)

I certify that I have read and understand my application to comply with Zoning Ordinance Section 6.2.3.C Application Requirements, which states:

1. An application shall be sufficient for processing when it contains all of the information necessary to decide whether or not the development as proposed will comply with the applicable requirements of this chapter.
2. The burden of demonstrating that an application complies with applicable review and approval criteria is on the applicant. The burden is not on the city or other parties to show that the standards or criteria have not been met.
3. Each application is unique and, therefore, more or less information may be required according to the needs of the particular case. Information needs tend to vary substantially from application to application and to change over time as result of code amendments and review procedure changes. Staff has the flexibility to specify submission requirements for each application and to waive requirements that are irrelevant to specific situations. The applicant shall rely on the review official as to whether more or less information should be submitted."

X [Signature] _____

(Signature of applicant or authorized agent)

(Title or relationship)

Address 4800 HAMPDEN LANE, SUITE 300, BETHESDA, MD 20814 Phone 301-634-8617

Email ATHAKKAR@EYA.COM

STATE OF Maryland VIRGINIA to-wit:

I, the undersigned, a Notary Public in and for the State aforesaid, whose commission as such will expire on the 26 day of June, 2023, do hereby certify that this day personally appeared before me in the State aforesaid Aakash Thakkar EVP
(Name) (Title)

whose name(s) is (are) signed to the foregoing and hereunto annexed agreement bearing date of the 12 day of March, 2020, and acknowledged the same before me.

GIVEN under my hand and seal this 12 day of March, 2020.

[Signature] N/A
Notary Public Registration #



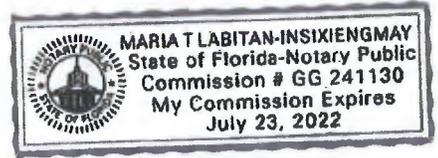
THE FOLLOWING MUST BE COMPLETED BY THE PROPERTY OWNER

I/We CELEBRATION CHURCH OF JACKSONVILLE, INC. by Morgan Dalisay hereby certify that the applicant named above has the authority vested by me to make this application.

[Signature]
(Signature of owner or authorized agent) Exec Director of Operations
(Title or relationship)
Address 10302 DEERWOOD PARK BOULEVARD, SUITE 104, JACKSONVILLE, FL 32256 Phone: 703-855-4399

Florida
STATE OF ~~VIRGINIA~~ to-wit:

I, the undersigned, a Notary Public in and for the State aforesaid, whose commission as such will expire on the 23rd day of July, 2022, do hereby certify that this day personally appeared before me in the State aforesaid Morgan Dalisay Exec Director of Operations
(Name) (Title)
whose name(s) is (are) signed to the foregoing and hereunto annexed agreement bearing date of the 23rd day of March, 2020, and acknowledged the same before me.
GIVEN under my hand and seal this 23rd day of March, 2020.



[Signature]
Notary Public GG 241130
Registration #

FOR OFFICE USE ONLY

Proposal filed: _____ Received by: _____
Fee Paid: _____ Receipt No: _____
Previous Cases: _____
Current status of business license and fees: _____
Treasurer: _____
Commissioner of Revenue: _____

3500 Pickett Road

Statement of Support

November 22, 2019
Revised February 7, 2020
Revised April 20, 2020
Revised May 6, 2020

Introduction

EYA Development LLC (the “Applicant”) proposes to redevelop approximately 3.7 acres of underdeveloped land, identified as Tax Map No. 58-1-02-021 (the “Property”), located at 3500 Pickett Road, with fifty (50) townhomes thoughtfully designed to include high-quality urban design, landscaped sidewalks, and a large activated open space. In furtherance of this proposal, the Applicant is requesting the Property be rezoned from the Residential Low (“RL”) zoning district to the Planned Development – Residential (“PD-R”) zoning district (the “Rezoning”), concurrent with a Comprehensive Plan – Future Land Use Map Amendment to change the existing designation from Social and Civic Network to Townhouse/Single-Family Attached Neighborhood. The Comprehensive Plan (the “Plan”) offers support for the Applicant’s use, as detailed below.

As a specialist in infill housing, the Applicant intends to create a unique community that is context-appropriate and achieves the vision and policy objectives set by the City of Fairfax (the “City”), while being respectful and compatible with adjacent developments. To that end, the Applicant’s design is oriented around a large, public open space fronting Pickett Road while also providing substantial setbacks and buffers to the residential neighborhood to the north. The design also maximizes the views of and relationship to the existing golf country club immediately to the west. Finally, the Applicant proposes to create ownership opportunities for persons whose incomes fall below the Area Median Income (“AMI”) by contributing ten (10) percent of all units constructed on the Property to the City’s proposed affordable housing program. The benefits of the project include:

- the introduction of high-quality townhomes to the emerging residential neighborhoods on Pickett Road;
- appropriate re-use of institutionally utilized property;
- large, usable open space in excess of City regulations;
- compatibility with the adjacent Barristers Keepe neighborhood;
- a contribution toward the future extension of the City’s proposed Daniels Run trail; and
- the provision of new, affordable homeownership opportunities for City residents.

Site Description

The Property is currently zoned RL under the City of Fairfax Zoning Ordinance (the “Zoning Ordinance”) and is bounded by a 100-foot wide City owned property to the south, the Army Navy Country Club to the west, a small lot residential development

known as Barristers Keepe to the north, and Pickett Road to the east. The Property is developed with a 17,830 square foot, single-story building and a large surface parking lot, which is currently used for a church and related activities. The surrounding land uses and zoning complement and support the Applicant's proposed development, with the property to the north Planned Development Mixed Use (PD-M), to the east zoned PD-R, to the south zoned Residential Medium ("RM") and to the west zoned RL.

Planned Development (Rezoning) Request

The proposed Rezoning would permit the development of a neighborhood consisting of twenty-five (25) front-loaded and twenty (25) rear-loaded townhomes (inclusive of the five (5) affordable dwelling units) (the "Proposed Development"). The units facing Pickett Road will be set back a minimum of twenty-five (25) feet and a maximum of one hundred and fifteen (115) feet. All of the units, rear or front-loaded, will be at least three stories in height with an optional fourth story loft and/or roof-top terrace that will provide outstanding views of the Army Navy golf course. The maximum building height of each unit will be forty-five feet (45'), including the roof-top terraces. Notably, the units closest to the Barristers Keepe neighborhood were originally planned to be set back twenty (20) feet from the adjoining property line. After discussion with the Barristers Keepe Homeowner Association and the City of Fairfax, the Applicant will provide a fifty (50) foot wide open space parcel along the northern Property boundary, immediately adjacent to Barristers Keepe, in order to provide a significant buffer between the existing and proposed homes.

In addition to the unique, site-specific architecture, the Applicant has designed a neighborhood filled with landscaped sidewalks, backyards, activated open spaces, and a sizeable park, which will include a landscaped promenade that will be a highly utilized amenity for neighborhood events, and will provide fire access off Pickett Road. Markedly, the proposal is providing twenty-two percent (22%) open space. In conformance with the Plan, the Applicant's proposal also includes a monetary contribution to the City for the future extension of Daniels Run Trail. In exchange for this contribution, we propose that the City extinguish the existing trail easement encumbering the Property.

Additionally, the Proposed Development's location on the Pickett Road corridor is proximate to a plethora of walkable, pedestrian-friendly and family-oriented commercial retail, service, and office uses including the Fairfax Ice Arena and several grocery stores and restaurants. This proximity will offer future residents shopping, recreation, and employment opportunities within a safe and convenient distance. In return, residents of the neighborhood will provide the businesses along Pickett Road with users and shoppers that will support and sustain these important commercial establishments.

Importantly, the unit types proposed by the Applicant are in high demand but in low supply within the City. Although the City includes a diverse mix of housing products, only fourteen (14) percent are townhomes. In addition, the Pickett Road corridor, while accommodating apartment, condominiums, and single-family homes, does not have any townhomes built, planned, or proposed. Because of the relative ease of their

maintenance and upkeep, townhomes appeal to all segments of the housing market, including young professionals, families, active adults and empty nesters. The Proposed Development will bolster the townhome offerings in the City, while also providing much-needed affordable housing.

Affordable Housing Units

As noted above, the City has not yet formally adopted an affordable housing ordinance. Nevertheless, the Applicant proposes to provide ten (10) percent of the total number of units within the Proposed Development as the first affordable dwelling units to be utilized within the City's future affordable housing program. These units will be for-sale but income restricted to persons and families making no more than seventy percent (70%) of the AMI. The Applicant continues to work with City staff to provide affordable housing that is in line with the overarching goals outlined in the City's draft affordable housing ordinance. The draft ordinance details a twenty percent (20%) bonus density that the Applicant would qualify for based on the proposed percentage of affordable housing. Because this ordinance is not yet adopted, the applicant is pursuing a rezoning to the Planned Development – Residential ("PD-R") zoning district which will allow flexibility for the proposed unit density. If this ordinance were already adopted, the Applicant's proposal would be in line with the Townhouse/Single-Family Detached Neighborhood (which limits development to twelve (12) dwelling units per acre) along with the applicable twenty percent (20%) bonus density. As such, the Applicant proposes fifty (50) units – including five (5) affordable dwelling units.

The Applicant is excited to work collaboratively with the City as it kicks off the affordable housing program.

Compliance with the Comprehensive Plan

The Property is designated as Social and Civic Network Place Type within the Plan and is planned for public and private schools, libraries, places of worship, post offices, and other public facilities. In light of the changing nature of these uses, however, the Plan anticipates the need to re-designate areas currently planned for Social and Civic Network Place Types with residential uses in conjunction with other uses, in order to achieve the objectives outlined in the Plan's Housing Guiding Principles. Specifically, Page 39 of the Plan states "in particular, potential alternative Place Type designations should be considered for privately-owned sites with a Social and Civil Network designation".

Page 37 of the Plan states that new developments when located in residential neighborhoods, such as this proposal, should be complementary in character of the surrounding properties, orient buildings toward the street network, and provide additional pedestrian connections. The Applicant's proposal achieves all of these objectives outlined, as the Applicant has designed a community that orients the buildings immediately adjacent to Pickett Road toward that existing street. The Proposed Development is reflective and complementary of Barristers Keepe, the residential development immediately to its north. Additionally, the proposal will provide a pedestrian connection along the Property's Pickett Road frontage as well as a monetary

contribution towards the future extension of Daniels Run Trail. This monetary commitment will provide the funding necessary for the City to fill a gap within the existing trail network, as envisioned in the Plan on Page 78. As noted on Page 46 and 47 of the Plan, with relatively little undeveloped land available in the City for new residential neighborhoods the Proposed Development will provide infill housing that complements the character of the surrounding homes and provides missing pedestrian links as envisioned within the Plan. Note that, these design elements are interwoven into many elements of the Plan and can be found within the Housing Goals (Page 56), the Neighborhood Goals (Page 54), and the Multimodal Transportation Goals (Page 76). The Applicant's proposal provides all of the aforementioned design characteristics, achieving the City's vision for future neighborhoods.

In furtherance of the Housing Goal's, specifically Action H2.1.2 on Page 56 of the Plan, the Applicant has committed to providing 10% of the total number of units constructed within the Proposed Development as affordable housing units. The Applicant will continue to work with City staff to provide affordable housing that is in line with the overarching goals outlined in the City's Draft ADU Ordinance.

Accordingly, the Applicant seeks approval of a Comprehensive Plan – Future Land Use Map Amendment to change the Social and Civic Network Place Type designation to Townhouse/Single Family Attached Neighborhood Place Type to permit the Proposed Development. This proposal is consistent with the Plan's objectives and compatible with the surrounding land uses.

Transportation

The Property is currently served by two access points to Pickett Road: with one full-movement access point to the north of the site, and one right-in/right-out access point to the south of the site. The Applicant, as part of the Rezoning, proposes to shift the southern right-in/right-out access point approximately ninety-five (95) feet south of its existing location to accommodate on-site circulation and setbacks from adjacent properties. The northern full-movement access point will remain at its existing location. The Proposed Development is anticipated to generate approximately 12 new trips during a typical weekday morning peak hour, 15 new trips during afternoon peak hour, and 167 new daily trips. As such it will have a negligible impact on the existing transportation network.

Tank Farm Analysis

The Applicant has chosen to work with Jensen Hughes, a leader in safety, security and risk-based engineering, to study the proposed infill re-developments proximity to the TransMontaigne tank farm facility. Jensen Hughes has prepared a code compliance review which demonstrates that there is significant separation distance between the tank farm and proposed development which substantially exceeds code regulations.

Conclusion

The proposed infill re-development is consistent with significant City objectives outlined in the Plan and provides residential units that will increase housing diversity and affordability within a convenient and safe distance from existing shopping, dining, and employment opportunities. The Rezoning converts underutilized RL land and allows it to be redeveloped in a complementary manner to the existing residential uses along Pickett Road. The Proposed Development will provide a well-blended neighborhood of high-quality townhomes and will provide the first units to the City as a part of their affordable housing program. The Applicant respectfully requests the City's support of this infill townhome residential development that will help alleviate the dearth of townhome units and increase housing affordability in the City.

**Approval Considerations
(Pursuant to Section 6.6.8 of the Zoning Ordinance)**

A. Substantial conformance with the Comprehensive Plan;

The Property is designated as Social and Civic Network Place Type within the Comprehensive Plan and is planned for public and private schools, libraries, places of worship, post offices, and other public facilities. In light of the changing nature of these uses, the Comprehensive Plan anticipates the need to re-designate areas currently planned for Social and Civic Network Place Types with residential uses in conjunction with other uses, in order to achieve the objectives outlined in the Comprehensive Plan's Housing Guiding Principles. Specifically, Page 39 of the Comprehensive Plan states "in particular, potential alternative Place Type designations should be considered for privately-owned sites with a Social and Civil Network designation".

Page 37 of the Comprehensive Plan states that new developments when located in residential neighborhoods, such as this proposal, should be complementary in character of the surrounding properties, orient buildings toward the street network, and provide additional pedestrian connections. The Applicant's proposal achieves all of these objectives outlined:

- A) The Applicant has designed a community that orients the buildings immediately adjacent to Pickett Road toward that existing street while still maintaining a significant setback for noise protection.
- B) The Proposed Development is reflective and complementary of Barristers Keepe, the residential development immediately to its north. Barristers Keepe is composed of detached single-family houses on small lots with little separation between each house. Building a slightly higher density townhome development, just to the south of Barristers Keepe, as Pickett Road begins to transition into a more commercial street, is a natural and complementary progression of the existing adjacent uses. Importantly, this community will provide five (5) ADUs, which are not required within Townhouse/Single-Family Attached Neighborhoods presently.
- C) As discussed with staff on January 29, 2020, the Applicant will provide a ten (10) foot wide shared use path that will narrow to a width of six (6) feet along the Pickett Road Property frontage, as it meanders around the existing overhead utility poles located within the Pickett Road right-of-way and connects to the off-site 6-foot wide trail.

Additionally, as noted on Pages 46 and 47 of the Comprehensive Plan, with relatively little undeveloped land available in the City for new residential

neighborhoods, the Proposed Development will provide infill housing that complements the character of the surrounding homes and provides missing pedestrian links as envisioned within the Comprehensive Plan. Note that, these design elements are interwoven into many elements of the Comprehensive Plan and can be found within the Housing Goals (Page 56), the Neighborhood Goals (Page 54), and the Multimodal Transportation Goals (Page 76). The Applicant's proposal provides all of the aforementioned design characteristics, achieving the City's vision for future neighborhoods.

In furtherance of the Housing Goals, specifically Action H2.1.2 on Page 56 of the Comprehensive Plan, the Applicant has committed to provide ten percent (10%) of the total number of single-family attached units constructed within the Proposed Development as affordable housing units. The Applicant will continue to work with City staff to provide affordable housing that is in line with the overarching goals outlined in the City's Draft ADU Ordinance.

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;

As the Applicant crafted the attached submission materials, they paid particular attention to the layout of Barristers Keepe to ensure compatibility, as well as taking cues from surrounding uses, development patterns, and market demand to create a high quality and fitting product for the site. As with their work in neighboring jurisdictions, the Applicant has proposed unique and high-quality architecture that is compatible with the adjacent uses and serves as a graceful transition between the multi-family, industrial, and single-family communities along Pickett Road.

Beyond the traditional zoning regulations, the Applicant has committed to a cash contribution to the City for the future extension of the Daniels Run Trail. Also, as outlined on Sheet L-05, the Applicant's proposal goes above the required twenty percent (20%) open space and provides twenty-two percent (22%) shared open space to effectively serve the community and provide a sufficient buffer to adjacent users.

Additionally, the Applicant has created a detailed stormwater management plan to address potential runoff to the Barristers Keepe community. As detailed on Sheet C-17, this submission vastly reduces the current stormwater runoff by decreasing the impervious surfaces and eliminating potential runoff towards Barristers Keepe using a swale and retaining wall along the Property's northern edge.

Further, as outlined above in response to Comment A2, the Applicant is proposing to provide ten percent (10%) of the total number of units within the Proposed Development as for-sale ADUs. These will be the first for-sale ADUs within the City's affordable housing program. The Applicant has extensive

experience building affordable housing in neighboring jurisdictions and is excited to offer the first for-sale ADU'S within the City.

As a result of the proposed rezoning, the Applicant is seeking to provide the City with distinct high-quality architecture, a monetary contribution for the future extension of the Daniels Run Trail, stormwater management and open space above the required regulations, and five (5) ADUs. These unique benefits would not be financially possible if the project were restricted to the lower density cap in the current RL zoning district.

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

The Property's current and proposed zoning districts *both* permit residential uses. The proposed PD-R district would permit single-family attached residential units while the current zoning permits single-family detached residential units. Importantly, the proposed zoning district would provide unit types that are in high demand but in low supply within the City. Although the City includes a diverse mix of housing products, only fourteen percent (14%) are single-family attached residential units. In addition, the Pickett Road corridor, while accommodating apartment, condominiums, and single-family detached homes, does not have any single-family attached homes built, planned, or proposed. Because of the relative ease of their maintenance and upkeep, single-family attached units appeal to all segments of the housing market, including young professionals, families, active adults and empty nesters. The proposed rezoning would bolster the single-family attached offerings in the City. Additionally, as noted on Pages 46 and 47 of the Comprehensive Plan, with relatively little undeveloped land available in the City for new residential neighborhoods, this application will provide infill housing that complements the character of the surrounding homes and provides missing pedestrian links as envisioned within the Comprehensive Plan. Note that, these design elements are interwoven into many elements of the Comprehensive Plan and can be found within the Housing Goals (Page 56), the Neighborhood Goals (Page 54), and the Multimodal Transportation Goals (Page 76). The Applicant's proposal provides all the aforementioned design characteristics, achieving the City's vision for future neighborhoods.

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

The Property is currently served by two access points to Pickett Road: one full-movement access point along the northern portion of the site, and one right-in/right-out access point along the southern portion of the site. The Applicant, as part of the rezoning, proposes to shift the southern right-in/right-out access point approximately ninety-five (95) feet south of its existing location to accommodate on-site circulation and setbacks from adjacent properties. The northern full-movement access point will remain at its existing location. Additionally, as

requested by staff, the Applicant has committed to provide a four (4) foot wide right-of-way dedication along the Property's Pickett Road frontage.

The Proposed Development is anticipated to generate approximately 12 new trips during a typical weekday morning peak hour, 15 new trips during afternoon peak hour, and 167 new daily trips. As such it will have a negligible impact on the existing public facilities.

In conformance with the Comprehensive Plan, the Applicant has made a commitment to provide the City with a financial contribution towards the future extension of Daniels Run Trail.

E. Adequacy of existing and proposed public utility infrastructure;

The Proposed Development will be served by the following existing utilities:

Sewer: an existing eight (8) inch sewer line running through Barristers Keepe

Water: a twelve (12) inch water pipe running along Pickett

Gas: an existing gas line running along Pickett

Dry Utilities: existing lines running along Pickett

The Applicant has confirmed with City staff that there is adequate domestic water, sewer, and gas service for the Proposed Development.

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

The application materials, such as the Master Development Plan and Statement of Support, provided for the proposed planned development appropriately address the provisions of Section 3.8.2, such as site development standards, dimensional standards, special use standards, and open space.

G. Compatibility of the proposed development with adjacent community;

The Applicant has thoroughly considered the surrounding uses when preparing the proposed application. Pickett Road has long been a mixed-use corridor, with industrial, religious, retail, office, and residential uses. Based on the Applicant's analysis of the site and its uses, we believe it is well-suited for high-quality, architecturally distinct townhomes based on the following rationale:

The Pickett Road corridor has been redeveloping to include a mix of residential uses, including Barristers Keepe to the immediate north, newer single-family homes across the street, and the Enclave, a new condominium project to the north.

The Pickett Road corridor has active retail and light industrial uses, like Fairfax Ice Arena, that are complementary to townhomes. Having additional residents will support the viability of retail uses, while the retail makes the residential uses more attractive and viable.

Single-family attached units fit well on the site and are compatible with all adjacent uses. Barristers Keepe, the residential development immediately to its north, is composed of detached single-family houses on small lots with little separation between each house. Building a slightly denser townhome community to the south serves as a graceful transition between the single-family community and retail uses further south.

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

The flexibility of the planned development district will create a more livable, affordable and sustainable community along the Pickett Road corridor. This application will provide infill redevelopment consistent with significant City objections outlined in the Comprehensive Plan and provides residential units that will increase housing diversity and affordability within a convenient and safe distance from existing shopping, dining, and employment opportunities. The rezoning converts underutilized RL land and allows it to be redeveloped in a complementary manner to the existing residential uses along Pickett Road. The Proposed Development will provide a well-blended neighborhood of high-quality townhomes and will provide the City with the first for-sale single-family attached affordable housing units. This infill single-family attached residential development will help alleviate the dearth of townhome units and increase housing affordability in the City.

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

The application proposes a single-component project of residential uses. Therefore, compatibility of multiple components within an overall development is not applicable to this planned development.

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 a specialist in infill housing, the Applicant intends to create a unique community that is context-appropriate and achieves the vision and policy objectives set by the City, while being respectful and compatible with adjacent developments. To that end, the development is thoughtfully designed to include site-specific, high-quality architecture, landscaped sidewalks, and a large activated open space along Pickett Road.

K. Self-sufficiency requirements of each phase of the overall project of Section 3.8.2.H;

Due to the infill nature of the development, the Applicant is not proposing to phase the proposed development.

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

The Property is developed with a 17,830-square-foot, single-story building and a large surface parking lot. The development of this existing building removed all ecologically sensitive areas on site. However, the Applicant, as depicted on Sheet C-03, will preserve 7,281 square feet of existing mature vegetation located on the Property. A large portion of the preserved mature vegetation is located along the northern Property line adjacent to Barristers Keepe. The Applicant has worked diligently, at the request of Barristers Keepe, to preserve as many of the existing mature vegetation along this northern boundary. Therefore, the Applicant has proposed to pull back the "Limits of Clearing and Grading" along the northern Property line, as depicted on Sheet C-06, so that the mature existing vegetation may be preserved.

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.

In furtherance of the Housing Goals, specifically Action H2.1.2 on Page 56 of the Comprehensive Plan, the Applicant has committed to provide ten percent (10%) of the total number of single-family attached units constructed within the proposed development as for-sale affordable dwelling units. Although the City has not formally adopted an affordable housing ordinance, the Applicant continues to work with City staff to provide affordable housing that in line with the overarching goals outlined in the City's Draft ADU Ordinance. These five (5) ADUs will be the first for-sale units within the City's affordable housing program.

Requested Zoning Ordinance, Subdivision Ordinance, and PFM Waivers and Modifications

The Applicant is seeking approval of the following modifications:

1) Modification of Section 3.5.1.C.2:

Modification. The Applicant seeks to provide the same front yard setback dimensionally for more than two abutting dwelling units for all units except for Units 39 to 50, which will meet the Ordinance standard.

Justification. Although the front yard setback may be the same dimensionally for more than two abutting dwelling units, the architectural elevations for each individual unit will include design treatments that provide dimensional differentiation for the front yards. Such features include projected or recessed entryways, projected windows, and many other material and design treatments, such that the units will be distinct. The Applicant has implemented this design element in various projects throughout the region and feels that creating variation in building depth through architectural details creates a higher quality effect than front setback variation. Notwithstanding the above, the Applicant will provide the varied setbacks, as called for in Section 3.5.1.C.2 for Units 39 to 50, the only units that front along Pickett Road.

2) Modification of Section 4.4.4.A1 of the Zoning Ordinance and Section 2.3.1A of the Subdivision Ordinance:

Modification. The Applicant seeks to provide sidewalks along one side of all local streets throughout the community.

Justification. All streets throughout the project will be private and each street will have a sidewalk along one of its sides. With half of the units being front-loaded, two of the three streets in the community will provide driveway access, thus interrupting a consistent pedestrian path. That, coupled with the small size and scale of the community, more than justifies the request to concentrate the pedestrians on one side of the street. This careful design will provide a continuous pedestrian network focused along the internal roads thereby creating a looped path to the sizeable park (including the landscaped promenade) and the activated open spaces throughout the community.

3) Modification of Section 4.5.5.C.2.(b)(1):

Modification. The Applicant is seeking to modify the transition yard requirements along all four of the property's boundaries outlined in more detail below.

Justification. The Applicant is seeking to waive the requirement for a TY2 Transitional Yard (the "Transitional Yard") along perimeters as explained below:

Southern boundary. The southern property line is immediately adjacent to an undeveloped and densely wooded, nearly 100-foot wide swath of existing trees owned

by the City. Adding additional buffer or a screening fence there is unnecessary as the City-owned land will remain undeveloped, so there is nothing to buffer from this community or to buffer this community from. The Applicant's proposal is an improvement to the Ordinance standard as it allows the proposed units to more seamlessly relate to the natural preserved environment.

Northern boundary. Along the northern most property line adjacent to Barristers Keepe, the Applicant is proposing to modify the Transitional Yard to allow for a six (6) foot metal fence to act as the barrier on top of the proposed retaining wall and to allow the existing mature vegetation to remain as the Transitional Yard. If required to plant the Transitional Yard, the Applicant would be removing a large portion of the existing mature vegetation along this boundary in order to install a smaller and less significant buffer than what exists today, thereby justifying the Applicant's request.

Eastern boundary. Along the Property's eastern boundary, the Applicant will provide the quantity and types of landscaping required within the Transitional Yard, however due to utility conflicts the Applicant seeks to modify the location of the plantings slightly inward toward the open space area along Pickett Road. Additionally, because this is the front entrance to the community and we want to relate the community to Pickett Road, the Applicant seeks to waive the barrier requirement along this important frontage to create a warm and inviting "front door" and focal point for the community. This is an improvement to the Ordinance requirement as it establishes a positive relationship between the community and Pickett Road.

Western boundary. The Applicant proposes to provide an enhanced buffer along the western boundary of the site to provide more supplemental shrubs than required, however, due to site and grading challenges the Applicant seeks to modify the width of the Transitional Yard to seven and a half (7.5) feet and to allow for a 42" guardrail/fence to act as the barrier on top of the retaining wall along the western Property line. The property immediately to the west is the Army Navy golf course and the enhanced buffer will provide a more natural and aesthetically pleasing buffer than would otherwise be provided with the required Transition Yard.

4) Modification of Section 4.5.6.B:

Modification. The Applicant is seeking to modify the street tree spacing, quantity, and planting area widths along the internal private streets and to waive the requirement along the alley and Pickett Road.

Justification. The Applicant is seeking to modify the street tree requirements in select areas along the internal private streets, as the required street tree spacing, quantity, and planting area widths cannot be consistently met due to driveway apron locations, on-street parallel parking, and various proposed utilities. Additionally, the Applicant is seeking to waive the street tree requirements along Pickett Road and the rear-load alley way. Provided the urban-design of the rear-loaded townhomes, the rear of the units are predominately imperious surfaces which are not-conducive to a suitable planting area width to support a large street tree. The Pickett Road frontage is encumbered by

existing overhead utility easements, which prohibit the planting of landscape beneath the lines.

5) Modification of Section 2.7.3.1 of the PFM and Section 2.2.7 of the Subdivision Ordinance

Modification. The Applicant seeks to provide nine (9) foot wide driveways to service the single-loaded garage townhomes constructed throughout the community.

Justification. The implementation of nine (9) foot wide driveways for units with a single-car width tandem parked garage will greatly reduce the amount of impervious area throughout the site, while providing an appropriately designed driveway that will accommodate two cars in the garage, parked back to front.

6) Modification of Section 401.01

Modification. The Applicant seeks to provide a blend of twenty-four (24) foot wide interior private streets, exclusive of on-street parking, and thirty (30) foot wide interior private streets, inclusive of on-street parallel parking, throughout the community.

Justification. Designing a community that provides interior streets in conformance with the Fire Marshal's minimum fire lane width allows the Applicant to maximize on-lot (3 spaces/per unit) and 20 additional on-street parallel parking, while reducing the amount of impervious area on site.

7) Modification of Section 2.4.1 of the PFM

Modification. The Applicant seeks to provide a road radius that is less than one hundred and seventy-five (175) feet.

Justification. By providing a reduced road radius, vehicular traffic will flow seamlessly through smoother road curves throughout the community rather than navigating a perpendicular t-stub out. Additionally, the reduced radius provides the Applicant with the ability to retain the existing mature vegetation that would otherwise be removed to accommodate a larger road radius.

8) Modification of Section 2.10 of the PFM

Modification. The Applicant seeks to provide a ten (10) foot radius at the property line for the alley.

Justification. The implementation of a ten (10) foot radius permits innovation within the community design while achieving auto turn requirements. Such innovation includes the ability to provide additional permeable areas with additional landscaping and a unified streetscape than would otherwise be permitted.

9) Modification of Section 403.03 of the PFM

Modification. The Applicant seeks to provide rolled curbs instead of a curb cuts for driveways throughout the community.

Justification. Although the Public Facilities Manual does not include a design standard for rolled curb, it is a common practice and actively being used throughout the City. Therefore, the Applicant seeks to implement a rolled curb design reflective and complementary of those found throughout the City. Providing a rolled curb throughout the community will create a visually seamless streetscape that is not cluttered by protruding standard curb sections. Additionally, it facilitates a safer walking environment for pedestrians by eliminating standard curb sections that inadvertently become tripping hazards.

10) Modification of Section 2.3.3A and Section 2.3.4A1 of the Subdivision Ordinance

Modification. The Applicant seeks to waive the requirement to connect to the existing sidewalk within Barristers Keepe.

Justification. At the request of Barristers Keepe, the only subdivision immediately adjacent to the development, the Applicant's as part of their Master Development Plan created a detailed stormwater management plan to address potential runoff to the Barristers Keepe community. As detailed on Sheet C-17, this proposal vastly reduces the current stormwater runoff by decreasing the impervious surfaces and eliminating potential runoff towards Barristers Keepe using a swale and retaining wall along the Property's northern edge. These proposed improvements impede the Applicant's ability to connect the subdivisions by sidewalk internally. However, the proposed development will provide a trail along its Pickett Road frontage which will connect to the sidewalk within the public right-of-way along Barristers Keepe, thereby connecting these adjacent subdivisions.

11) Modification of Section 2.2.2 of the PFM

Modification. The Applicant seeks to waive the turn lanes into the site as shown on the Master Development Plan.

Justification. Property is currently served by two access points to Pickett Road: one full-movement access point along the northern portion of the site, and one right-in/right-out access point along the southern portion of the site. The Applicant, as part of the rezoning, proposes to shift the southern right-in/right-out access point approximately ninety-five (95) feet south of its existing location to accommodate on-site circulation and setbacks from adjacent properties. The northern full-movement access point will remain at its existing location.

The Proposed Development is anticipated to generate approximately thirteen (13) new trips during a typical weekday morning peak hour, sixteen (16) new trips during afternoon peak hour, and one hundred and eighty-two (182) new daily trips. As such it will have a negligible impact on the existing public facilities.

12) Modification of Section 2.4.2.3 of the PFM and Section 2.4.2B, Section 2.4.2C, and Section 5.3 of the Subdivision Ordinance

Modification. Pursuant to Section 3.8.2.E3 of the Zoning Ordinance, the Applicant seeks to provide intersections with arterial streets less than six-hundred (600) feet apart and block lengths less than 250' and no more than 800' to those shown on the Master Development Plan.

Justification. The Applicant has proposed to shift the southern right-in/right-out access point approximately ninety-five (95) feet south of its existing location to accommodate on-site circulation and setbacks from adjacent properties. The northern full-movement access point will remain at its existing location. As proposed, the block and intersection distances improve bringing the Property closer into compliance with these provisions however, provided the infill nature of this redevelopment a modification remains necessary.

13) Modification of Section 2.2.2B, Section 2.2.2C, and Section 2.2.2F1 of the Subdivision Ordinance

Modification. The Applicant seeks to provide privately maintained roadways throughout the community.

Justification. Provided the infill nature of this redevelopment project, the Applicant is unable to provide interparcel access to the adjacent properties. Such properties are developed with uses that are not conducive to vehicular interparcel connectivity, such as the Army Navy Country Club, Barristers Keepe, or the City's property. However, the Applicant worked diligently to orient the community in such a way that would provide the least amount of dead-ends given the inability to create the Subdivision Ordinances desired connections.

Additionally, provide the urban-design of the community, the Applicant has proposed to provide private streets that will be maintained by the HOA in perpetuity, which is common practice within the industry for single-family attached communities.

Pickett Road
Summary of Commitments

February 7, 2020
Revised March 11, 2020
Revised April 14, 2020
Revised April 30, 2020
Revised May 6, 2020
Revised May 18, 2020

1. General Conformance. The property, identified on the City of Fairfax (the “City”) Tax Map as Parcel ID 58-1-02-021 (the “Property”), shall be developed in substantial conformance with the “3500 Pickett Road Master Development Plan” (the “Master Development Plan”) dated May 6, 2020, and prepared by VIKA Virginia LLC. Minor modifications to the Master Development Plan shall be permitted when necessitated by sound engineering or when necessary as part of final site design, including, but not limited to, straightening or filling of space/voids along building frontages and adjustments to the type and location of landscape materials and streetscape elements, provided such changes otherwise are in substantial conformance with the Master Development Plan and pursuant to the review and approval by the Director of Community Development and Planning.
2. Permitted Uses. The Property may be developed with up to fifty (50) townhouses (the “Proposed Development”) in accordance with the Planned Development Residential Zoning District (the “PD-R”) standards, specifically, Section 3.8.3 of the City Zoning Ordinance (the “Zoning Ordinance”), as more particularly shown on the Master Development Plan.
3. Green Building. 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.
4. Landscaping. Landscaping for the Proposed Development shall be provided generally as shown on Sheet L-01, L-02, L-03, L-04, and L-05 (collectively, the “Landscape Plan”) of the Master Development Plan, and as approved by the Board of Architectural Review as a part of the Certificate of Appropriateness. Modifications to the Landscape Plan may be made during site plan review to allow for final engineering and design considerations, provided that such modifications are in substantial conformance with the quality and quantity of plantings and materials shown on the Master Development Plan. The Applicant shall coordinate phasing of landscaping and open space improvements with the Department of Public Works at time of site plan review.

5. Streetscape. Streetscape improvements shall be incorporated into the Proposed Development generally as shown on Sheet C-14 of the Master Development Plan. Modifications to the streetscape elements shall be permitted during site plan review to allow for final engineering and design considerations provided such modifications are in substantial conformance with the Master Development Plan. Maintenance of the portions of sidewalks and streetscape elements located on the Property shall be the responsibility of the Applicant. Subject to execution of a maintenance agreement with the City's Department of Public Works and/or VDOT, the Applicant also may maintain those portions of sidewalks and streetscape elements located in the public right-of-way. For purposes of these conditions, maintenance shall include keeping the walking surface in good repair and snow removal in inclement weather.
 - A. Subject to City and/or VDOT approval, if required, the streetscape along the Property's frontage on Pickett Road shall include a shared use path that varies in width from ten (10) feet to six (6) feet and associated landscape buffer as illustrated on Sheet C-13 of the Master Development Plan, including widening the existing six (6) foot wide sidewalk located in the public right-of-way.
 - B. As applicable, street lamps located along internal streets of the Proposed Development shall be designed to be complementary in design so as to create the appearance of a unified development, despite the different functions such lighting may have within the Proposed Development. Street lamps shall all use shielded cut-off fixtures and be directed inward and downward such that the lamp surface is not directly visible to adjacent properties. If located along Pickett Road, street lamps shall be the standard acorn style required by the City.
6. Noise Study. Prior to site plan approval for the Proposed Development, the Applicant shall submit to the Department of Planning and Community Development a noise study identifying any residential units to be constructed adjacent to Pickett Road that are expected to be experience, in the absence of noise mitigation measures, average interior noise levels above approximately of 55 dBA between 7:00 a.m. and 9:00 p.m. and 45 dBA between 9:00 p.m. and 7:00 a.m. Following completion of the noise study, all buildings plans submitted to the City for those units that are projected to be noise impacted, if any, shall include information indicating which noise attenuation measures the Applicant intends to include in the Proposed Development to bring the average interior noise levels of such units below the standards set forth above.
7. Right-of-Way Dedication. Prior to site plan approval for the Proposed Development, the Applicant shall dedicate right-of-way, approximately four (4) feet in width, along the Property's Pickett Road frontage to accommodate the minimum required arterial right-of-way width of fifty (50) from center line per PFM 401.01, as shown on the Master Development Plan.
8. Emergency Access. At the time of site plan approval, the Applicant shall cause to be recorded among the Fairfax County land records an emergency vehicle 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.

9. Stormwater Management. Stormwater management (“SWM”) measures and Best Management Practices (BMPs) shall be provided in order to control the quantity and quality of stormwater runoff from the Property as shown on the Master Development Plan. Such measures may include, but are not limited to, an underground detention vault, LID facilities, and infiltration measures. The applicant may pursue additional/alternative SWM/BMP/LID measures provided the same are in substantial conformance with the Master Development Plan.
10. Extension of Daniels Run Trail.
 - A. As part of site plan approval, the Applicant will prepare a deed and associated plat for the City’s execution to vacate the existing Bike Trail Easement – Individual located along the Property’s southern boundary line and recorded in Fairfax County Land Records at Deed Book 7278 PG 0585 to eliminate conflicts between the Bike Trail Easement – Individual and the Proposed Development.
 - B. Prior to issuance of the first RUP for the Proposed Development, the Applicant will contribute to the City \$122,200 to be used by the City for the construction of a mixed-use trail serving Daniels Run Park.
11. Bicycle Parking. The Applicant will provide a bicycle rack with capacity for approximately seven (7) bicycles.
12. Construction Management Plan. Prior to site plan approval, the Applicant, shall submit a construction management plan for approval by the City Manager or designee to address the following information:
 - A. Hours of construction;
 - B. Truck routes to and from the Proposed Development;
 - C. Location of parking areas for construction employees and associated pedestrian/vehicle access points;
 - D. Truck staging and cleaning areas;
 - E. Storage areas;
 - F. Fencing details;
 - G. Trailer and sanitary facility locations;
 - H. Roadway cleanup along the Proposed Development’s Pickett Road frontage;
 - I. Traffic control measures; and
 - J. Maintenance of entrances.
13. 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 or across Pickett Road from the Property and to the Department of Community Development and Planning.
14. Affordable Dwelling Units. In the event the City Council adopts, prior to site plan approval for the Proposed Development, an amendment to the City of Fairfax Zoning Ordinance for the provision

of Affordable Dwelling Units (“ADUs”) in new residential developments (the “ADU Ordinance”), the Applicant shall designate the five (5) 16’ wide residential units shown on the Master Development Plan as ADUs to be sold to future residents having a median household income of seventy percent (70%) or less of the Washington, D.C. metropolitan statistical area median income (“AMI”) as determined by the U.S. Department of Housing and Urban Development. Administration of the ADUs shall be in accordance with the standards and requirements of the ADU Ordinance and associated Administrative Regulations. Should the City Council fail to adopt an ADU Ordinance prior to site plan approval for the Proposed Development, the City Council may, by providing written notice to the Applicant before such approval, direct the Applicant to either (a) provide the for-sale ADUs despite the lack of an adopted ADU Ordinance, or (b) contribute \$325,000 to the City’s Affordable Housing Trust Fund (the “Fund”) to be used by the City to provide affordable housing opportunities to City residents. Should the Applicant provide a contribution to the Fund in lieu of ADUs, such contribution shall be paid into the Fund prior to issuance of the first RUP for the Proposed Development. Notwithstanding anything in this condition to the contrary, in the event the adopted ADU Ordinance requires ADUs to be comparable in size and/or square footage to market rate units or otherwise prohibits the 16’ wide units on the Master Development Plan to become ADUs, the Applicant shall, in lieu of providing ADUs, contribute \$325,000 to the Fund prior to issuance of the first RUP for the Proposed Development. In any event that the Applicant contributes \$325,000 to the Fund, the 16’ wide residential units designated as ADUs on the Master Development Plan may be developed and sold as market-rate units without need to amend the Master Development Plan or these approval conditions.

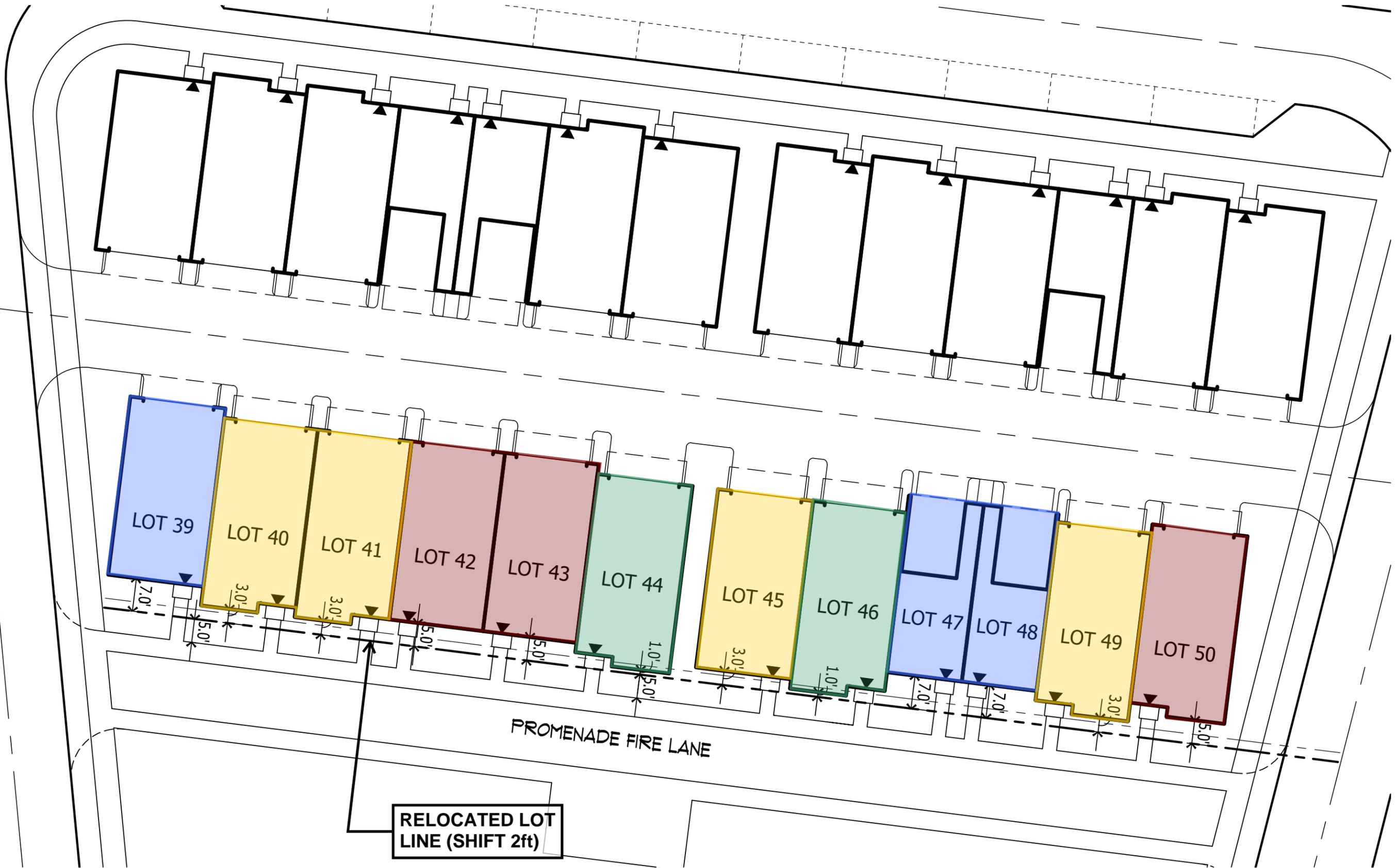
15. Homeowners Association. If the Applicant expects to offer the proposed residential units for sale to individual owners, then, prior to the issuance of the zoning permit for use and occupancy for the Proposed Development, the Applicant shall establish a Homeowners Association (“HOA”) for the project. The HOA shall be responsible for the maintenance of the common areas of the Proposed Development within its boundaries, including, but not limited to private streets, open space, landscaping, private street lamps, the promenade fire lane, private stormwater management facilities, sidewalks, and trails.

Purchasers of individual single-family attached dwelling units shall be advised prior to entering into a contract of sales, and in the HOA documents, that the HOA shall be responsible for those obligations listed in these proffers.

16. Townhouse Parking. Each townhouse unit shall have a two-car garage, either side-by-side or as tandem spaces. Prospective purchasers shall be advised in writing prior to entering into, or as a part of, a contract of sales that any conversion of garages or use of garages that precludes the parking of vehicles or bicycles within the garage shall be prohibited. This restriction shall also be disclosed in the HOA documents.
17. Reduction of Single Occupancy Vehicles. The Applicant shall provide initial purchasers with information on local transit services, carpool programs and ridesharing programs. In addition, at time of purchase of each single-family attached dwelling unit within the Proposed Development,

the Applicant shall provide the initial purchaser(s) of the unit with a single prepaid transit card having a value of twenty-five dollars (\$25.00).

18. Building Setbacks. Notwithstanding what is shown on Sheet C-06 of the Master Development Plan, the Applicant shall stagger the front facades of Units 39-50 to meet Section 3.5.1.C.2 of the Zoning Ordinance as shown on Exhibit A.
19. Pedestrian Path. As part of site plan approval, the Applicant may add a pedestrian pathway in the open space area as generally shown on Exhibit B, without necessitating any amendments to the Master Development Plan. Such path shall be considered in substantial conformance with the Master Development Plan and these commitments.





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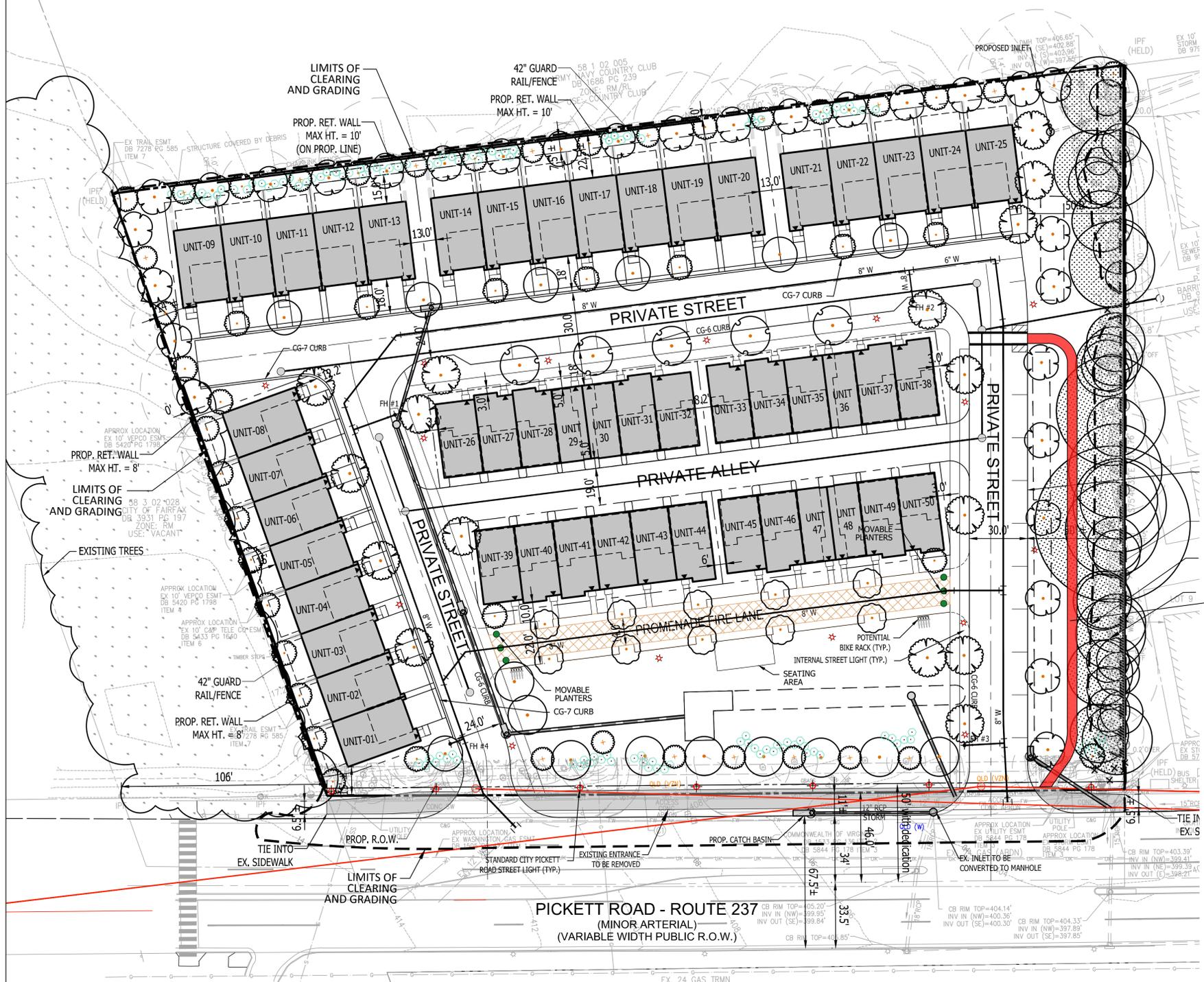
REVISIONS	DATE
2ND SUBMISSION	02/07/2020
RESUBMISSION	04/10/2020
RESUBMISSION	05/06/2020



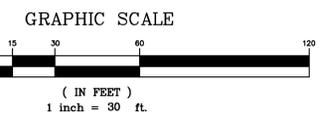
3500 PICKETT ROAD
 CITY OF FAIRFAX, VIRGINIA

PEDESTRIAN PATH EXHIBIT

DRAWN BY: _____
 DESIGNED BY: PR
 DATE ISSUED: NOVEMBER 22, 2019
 DWG. SCALE: AS SHOWN
 VIVA JOB NO. VV7583C
 SHEET NO. 1



5' PEDESTRIAN PATH
 (FINAL LOCATION TO BE DETERMINED AT SITE PLAN)



November 13, 2019

Brooke Hardin
City of Fairfax
Department of Community Development & Planning

RE: 3500 Pickett Road
Code Compliance Review

Dear Mr. Hardin:

On behalf of EYA Development, LLC, we are submitting the enclosed code compliance review as an independent third party charged with evaluating the compliance of the proposed new development at 3500 Pickett Road through a due diligence assessment. In particular, we focused our review on assessing the risk posed to the proposed development by the adjacent TransMontaigne tank farm facility. To summarize our conclusions:

The TransMontaigne tank farm facility was examined for compliance of the location of the storage tanks and the loading/unloading operations with respect to the nearest property line and the proposed of the residential project at 3500 Pickett Road.

The code compliance analysis was based on the locally adopted Virginia SFPC and USBC codes, which are amended by the City of Fairfax and include by reference the IFC and NFPA 30.

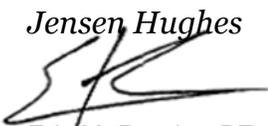
According to information included in the NFPA Handbook as commentary, the location provisions included in NFPA 30 are "intended to ensure that tanks are located such that they will not jeopardize structures on the property of others". In the context of Virginia SFPC, the IFC and NFPA 30, the location of the storage tanks and the loading/unloading operations were determined to exceed the minimum distance requirement with respect to the nearest property line that can be built upon, relative to the proposed residential project. The separation distances provided include a significant safety factor when compared to the minimum code requirements. Thus, the proposed location of the residential project was observed to be compliant with the applicable code requirements set forth in the Virginia SFPC, USBC, IFC 2015 and NFPA 30 with respect to location of fuel storage tanks and loading / unloading areas.

We have also attached the tables from our report that demonstrate the significance of the separation distance between the tank farm and proposed development when compared to code regulations.

We are happy to present our findings in greater detail, or otherwise clarify, as requested.

Sincerely,

Jensen Hughes



Eric M. Roeder, PE, PSP
Senior Fire Protection Engineer
Arlington Office Manager

Table 1 - Summary of Code Compliance Analysis of Location of fuel storage tanks

Minimum Distance from property line to storage tank, required per IFC and NFPA 30	Actual Distance from Tank Farm property line to nearest storage tank (T-111)	Actual distance from storage tank T-111 to proposed residential project
124 ft	192 ft	560 ft

Table 2 - Summary of Code Compliance Analysis of Location of fuel loading / unloading area

Minimum Distance from property line to loading / unloading area, required per IFC and NFPA 30	Actual Distance from nearest property line to loading/ unloading area	Actual distance from loading /unloading area to proposed residential project
25 ft	411 ft	630 ft

CODE COMPLIANCE REVIEW FOR THE PROPOSED RESIDENTIAL DEVELOPMENT AT 3500 PICKETT ROAD

PREPARED FOR

Kristen Hook
Senior Development Analyst
EYA Development, LLC
4800 Hampden Lane, Suite 300
Bethesda, MD 20814

Project #: 1EMR19027
Date: 10/21/2019



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EXECUTIVE SUMMARY

EYA Development, LLC intends to build a new residential housing project, to be located in 3500 Pickett Road, Fairfax VA. The new residential project will be located in proximity to the neighboring TransMontaigne tank farm. Since the tank farm is used to store and handle liquid fuels, EYA Development, LLC wishes to execute a due diligence assessment of the risks posed in order to support the permitting process with the Authority Having Jurisdiction in the City of Fairfax, VA.

This report documents a Code Compliance review, focused on the sections of the applicable codes that cover location of storage tanks (such as the tanks located in the TransMontaigne tank farm facility) and truck loading area with respect to property lines that can be built upon and important buildings. The compliance review of the tank farm was examined both with respect to locally adopted state codes applicable to the jurisdiction in the City of Fairfax, including the Virginia Statewide Fire Prevention Code (SFPC) and the Virginia Uniform Statewide Building Code (VUSBC), including City of Fairfax amendments dated 9/17/2013, as well as international codes such as the International Fire Code (IFC), the International Building Code (IBC) and NFPA 30 “Flammable and Combustible Liquids Code”.

The Code Compliance review concludes that the location of the storage tanks and the loading/unloading operations meet the minimum distance requirements with respect to property lines, and therefore the proposed location for the proposed residential project is compliant with the Virginia SFPC, USBC, IFC, IBC and the NFPA 30.

1.0 Background

EYA Development, LLC intends to build a new residential housing project, to be located at 3500 Pickett Rd, Fairfax VA. The TransMontaigne tank farm which is known to store and handle flammable liquid fuels is located in proximity to the proposed residential housing development. Due to the proximity of this residential development to the neighboring TransMontaigne tank farm, the Authority Having Jurisdiction (AHJ) has expressed concerns about permitting the development.

1.1 OVERVIEW OF PROJECT SITE

The TransMontaigne tank farm facility is located at 3790 Pickett Rd., in Fairfax VA. Figure 1 below shows the location of the tank farm relative to the proposed residential housing project.

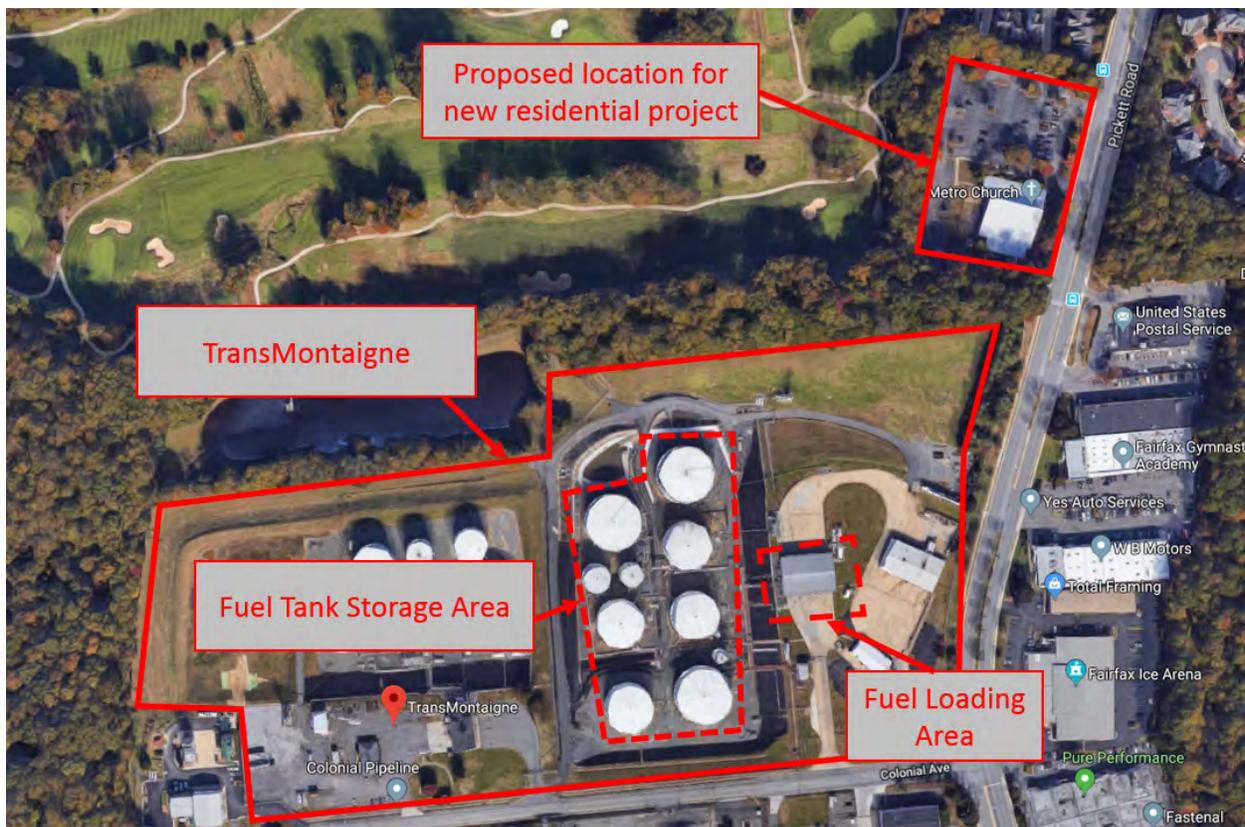


Figure 1 – Aerial view of Project site

The TransMontaigne tank farm has a storage capacity of 513,000 barrels (bbls) and is known to store gasoline, ethanol and diesel in a total of 17 atmospheric storage tanks of different sizes. One of the largest fuel storage tanks in the facility, denoted as Tank T-111, is located closest to the proposed residential project, therefore the Code Compliance review will be focused on this tank. Tank T-111 is a vertical cone roof tank with an internal floating roof, with total storage capacity of 81,665 bbls (approx. 3.4 million gallons). The approximate external diameter of the tank T-111 is 124 ft (as measured with Google earth).

The fuels are supplied to the facility by pipeline and trucks. The facility includes a truck loading / unloading area with three truck spots.

The TransMontaigne facility is separated from the proposed residential project by a patch of land of width 100 ft, owned by the City of Fairfax.

2.0 *Scope and Objective*

The scope of this report is to perform a Code Compliance Review, which will include requirements applicable to location of hydrocarbon storage tanks in relation to the proposed residential project on 3500 Pickett Road, Fairfax, VA. This includes identification of requirements set forth in the Virginia Statewide Fire Prevention Code (SFPC) and the Virginia Uniform Statewide Building Code (VUSBC), including City of Fairfax amendments dated 9/17/2013, as well as international codes such as the International Fire Code (IFC), the International Building Code (IBC) and NFPA 30 “Flammable and Combustible Liquids Code”.

The objective of this report is to document the Code Compliance review to determine whether the separation distance between the tank farm facility and the proposed residential project is compliant with the requirements outlined in the applicable codes mentioned above. It is expected that the findings from this report will provide a basis for further discussion with the Authority Having Jurisdiction to support the permitting process of the proposed residential project.

3.0 Approach and Analysis

The approach followed for the Code Compliance Review was structured as follows:

- **Identification of Applicable Codes** – This section outlines the codes and standards applicable to storage and handling of flammable and combustible liquids in the City of Fairfax, VA.
- **Identification of Code Requirements** – Within the codes and standards identified as applicable for this project, this section identifies the specific sections of the code that determine minimum spacing requirements or location of storage or handling operations of flammable and combustible liquids with respect to property lines or important buildings.
- **Analysis of site-specific conditions with respect to Code Requirements** – This section provides an analysis of current and proposed site conditions with respect to the specific code requirements identified in the previous section.

The analysis described above is presented in the following subsections.

3.1 IDENTIFICATION OF APPLICABLE CODES

As mentioned previously, the project is planned to be built in the City of Fairfax, in Virginia. Within the City of Fairfax, the Office of the Fire Marshal enforces the Virginia Statewide Fire Prevention Code (SFPC). The City of Fairfax issued a number of amendments to the SFPC in September of 2013.

The Virginia Statewide Fire Prevention Code, simply referred to as the Fire Prevention Code, is a state regulation promulgated by the Virginia Board of Housing and Community Development (BHCD) in cooperation with the Virginia Fire Services Board (VFSB), both Governor-appointed boards. The purpose of the Virginia SFPC is to establish statewide standards to safeguard life and property from the hazards of fire or explosion arising from the improper maintenance of life safety and fire prevention and protection materials, devices, systems and structures and the unsafe storage handling, and use of substances, materials and devices, including fireworks, explosives and blasting agents, wherever located.

The provisions of the SFPC are based on a nationally recognized model code published by the International Code Council, Inc (ICC) and fire protection and prevention standards published by the National Fire Protection Association (NFPA). Such code and standards are made part of the SFPC through a regulatory process known as incorporation by reference. The SFPC also contains administrative provisions governing the use of the model code and standards and establishing requirements for the enforcement of the code by the local and state enforcing agencies.

The 2015 edition of the International Fire Code (IFC) is incorporated by reference into the 2015 edition of the Virginia SFPC. For the purposes of assessing the adequate location of the storage tanks relative to the proposed residential project, the applicable chapter in both the SFPC and the IFC is Chapter 57 “Flammable and Combustible Liquids”. Chapter 57 of the IFC describes requirements intended, in part, to protect people and property in the event of accidental fires involving flammable and combustible liquids. In addition, several sections included in the Chapter 57 of the IFC refer to the 2012 edition of NFPA 30 “Flammable and Combustible Liquids Code”, which are discussed in the following subsections of this report.

3.2 IDENTIFICATION OF CODE REQUIREMENTS

The TransMontaigne tank farm includes two main operations that are covered in the codes identified in the previous subsection:

- Fuel storage in atmospheric storage tanks
- Fuel loading and unloading in tank cars (loading and unloading area)

The specific code requirements that determine the location of these areas with respect to property lines are discussed in the following subsections.

3.2.1 Code requirements related to location of atmospheric fuel storage tanks

The VUSBC section 414.6 states that the outdoor storage, dispensing and use of hazardous materials shall be in accordance with the IFC. The IFC 2015 requires that storage of any flammable and combustible liquids in above-ground tanks comply with sections 5704.2.9.6.1 through 5704.2.9.6.3. With respect to location of atmospheric storage tanks storing Class I or II liquids, IFC §5704.2.9.6.1.1 indicates that such tanks must be located in accordance with Table 22.4.1.1(a) of NFPA 30.¹ An excerpt of Table 22.4.1.1(a) from NFPA 30 is shown in Table 1 below.

Table 1 - NFPA 30 Table 22.4.1.1 (a), referenced by IFC 5704.2.9.6

Table 22.4.1.1(a) Location of Aboveground Storage Tanks Storing Stable Liquids — Internal Pressure Not to Exceed a Gauge Pressure of 2.5 psi (17 kPa)

Type of Tank	Protection	Minimum Distance (ft)	
		From Property Line That Is or Can Be Built Upon, Including the Opposite Side of a Public Way ^a	From Nearest Side of Any Public Way or from Nearest Important Building on the Same Property ^a
Floating roof	Protection for exposures ^b	$\frac{1}{2} \times$ diameter of tank	$\frac{1}{6} \times$ diameter of tank
	None	Diameter of tank but need not exceed 175 ft	$\frac{1}{6} \times$ diameter of tank
Vertical with weak roof-to-shell seam	Approved foam or inerting system ^c on tanks not exceeding 150 ft in diameter ^d	$\frac{1}{2} \times$ diameter of tank	$\frac{1}{6} \times$ diameter of tank
	Protection for exposures ^b	Diameter of tank	$\frac{1}{6} \times$ diameter of tank
	None	$2 \times$ diameter of tank but need not exceed 350 ft	$\frac{1}{6} \times$ diameter of tank
Horizontal and vertical tanks with emergency relief venting to limit pressures to 2.5 psi (gauge pressure of 17 kPa)	Approved inerting system ^b on the tank or approved foam system on vertical tanks	$\frac{1}{2} \times$ value in Table 22.4.1.1(b)	$\frac{1}{6} \times$ value in Table 22.4.1.1(b)
	Protection for exposures ^b	Value in Table 22.4.1.1(b)	Value in Table 22.4.1.1(b)
	None	$2 \times$ value in Table 22.4.1.1(b)	Value in Table 22.4.1.1(b)
Protected aboveground tank	None	$\frac{1}{2} \times$ value in Table 22.4.1.1(b)	$\frac{1}{6} \times$ value in Table 22.4.1.1(b)

¹ It is worth noting that, for “protected tanks”, the exception (3) in IFC §5704.2.9.6.1.1 allows for reduction in distances to property lines by referring to Table 22.1.1.1(b); however, since it is not known whether the tanks in the TransMontaigne are installed with such additional protection features, it was assumed that the more restrictive distances from NFPA 30 Table 22.4.1.1(a) apply.

Table 22.4.1.1(a) provides minimum distance to a property line “that is or can be built upon” for different types of tanks. The first category consists of tanks with floating roofs, either open-top or internal. As mentioned previously, Tank T-111 is a vertical cone roof tank with an internal floating roof; therefore, the first category of “floating roof” tank type applies to this analysis.

The second category is “Protection”, and the column includes the term “protection for exposures”, which should not be confused with fire suppression systems and equipment used to fight a tank fire. The definition of “Protection for exposures” is presented in NFPA 30 §3.3.46 as “Fire protection for structures on property adjacent to liquid storage that is provided by (1) a public fire department or (2) a private fire brigade maintained on the property adjacent to the liquid storage, either of which is capable of providing cooling water streams to protect the property adjacent to the liquid storage.” In the context of this analysis, protection for exposures refers to fire protection provided for adjacent property (such as the proposed residential project), not for the property on which the flammable or combustible liquid is located. For the purposes of this analysis, and to provide a conservative estimate of the separation distance required between the tank T-111 and the neighboring sites beyond the property line, it may be assumed that no protection is provided on the proposed residential project.²

The third column of Table 22.4.1.1(a) includes the “minimum distance from property line that is or can be built upon, including the opposite side of a public way”. According to the NFPA 30 Handbook, this distance refers to a basic premise of the spacing requirements, meaning that the tank should not threaten adjacent facilities on the other side of the property line. The separation distances apply regardless of whether a structure is present on the adjacent property or the land is vacant, and future construction on the adjacent property must be anticipated. For the purposes of this analysis, the minimum distance obtained from Table 22.1.1.1(a) would correspond to the “diameter of the tank, but not exceeding 175 ft”. Considering that the tank diameter (as measured from a Satellite view obtained from Google Earth, as shown in Figure 2) is 124 ft, the minimum distance from the tank shell to the nearest property line that can be built upon must be also **124 ft**.

² It is important to note that this analysis seeks to establish whether additional “protection” is warranted based on these code requirements. This code analysis is only establishing the “bounding” or “worst case” conditions that would satisfy the code requirements. If the “bounding” conditions are satisfied, then all other “less conservative” assumptions would also satisfy the requirements set by the applicable codes. Compliance will be assessed in future sections of the report.



Figure 2 – Aerial view of Tank T-111, showing the tank diameter is approximately 124 ft.

3.2.2 Code requirements related to location of fuel loading / unloading area

VSFPC 2015 requires that the location of bulk transfer operations (loading and unloading from tank cars and vehicles) comply with Section 5706.5.1.1; stating that tank vehicle and tank car transfer facilities must be separated from buildings and property lines by distance of **25 ft** for Class I liquids and 15 ft for Class II and III liquids measured from the nearest position of any loading or unloading valve. Buildings for pumps or shelters for personnel shall be considered part of the transfer facility.

The above requirement is also in accordance with NFPA 30 §28.4.1 which requires that loading and unloading facilities for flammable and combustible liquids be separated from aboveground tanks, warehouses, or the nearest line of adjoining property that can be built upon by a distance of at least **25 ft** for Class I flammable liquids, and at least 15 ft for Class II combustible liquids.

3.3 ANALYSIS OF SITE-SPECIFIC CONDITIONS WITH RESPECT TO CODE REQUIREMENTS

This subsection provides an analysis of current and proposed site conditions with respect to the specific code requirements identified in the previous subsection.

3.3.1 Code Compliance Analysis of Location of Atmospheric Fuel Storage Tanks

As previously stated, the closest tank to the residential project property line is tank T-111, which has a diameter of approximately 124 ft. and volumetric storage capacity of 81,665 bbls (3,429,930 gallons). Considering that the TransMontaigne facility is known to store different types of fuels, including gasoline,

ethanol and diesel, a conservative case would be to assume that the tank T-111 is used to store Class IB flammable liquids (defined as a liquid that has a flash point below 73°F and a boiling point at or above 100°F). Based on Table 22.4.1.1(a) of NFPA 30, it was previously determined that the minimum distance to the property line that is or can be built upon is 124 ft (the diameter of the tank T-111).

Figure 3 shows an aerial view of the project site, showing actual distance between Tank T-111 and the property line as approximately 192 ft.



Figure 3 - Aerial view of the project site, showing actual distance between Tank T-111 and the property line is approx. 192 ft

Considering that the actual distance between the tank and the property line (192 ft) is greater than the minimum distance required by the applicable codes (124 ft), it can be determined that the proposed location of the proposed residential building meets the requirements set forth by the amended Virginia SFPC, IFC and NFPA 30 with regard to location of aboveground storage tanks to property lines. In

addition, it is worth mentioning that the approximate separation distance between the tank T-111 and the proposed location for the new residential project is approximately 560 ft. The results of the Code Compliance Analysis of Location of fuel storage tanks is summarized in Table 2 below.

Table 2 - Summary of Code Compliance Analysis of Location of fuel storage tanks

Minimum Distance from property line to storage tank, required per IFC and NFPA 30	Actual Distance from Tank Farm property line to nearest storage tank (T-111)	Actual distance from storage tank T-111 to proposed residential project
124 ft	192 ft	560 ft

3.3.2 Code Compliance Analysis of Location of Fuel Loading / Unloading Area

As previously stated, both IFC and NFPA 30 state that the minimum distance between bulk fuel transfer operations must be 25 ft for Class IB liquids and 15 ft for Class II liquids. Considering that the TransMontaigne facility is known to handle different types of fuels, including gasoline, ethanol and diesel, a conservative case would be to assume that the minimum distance should be based on Class IB liquids, which would be 25 ft.

Figure 4 shows an aerial view of the project site, showing actual distance between Tank T-111 and the nearest property line closest to the proposed residential project is as approximately 411 ft.



Figure 4 - Aerial view of the project site, showing actual distance between fuel loading / unloading area and the property line is approx. 411 ft

Considering that the actual distance between the loading / unloading area and the property line (411 ft) is greater than the minimum distance required by the applicable codes (25 ft), it can be determined that the proposed location of the proposed residential building meets the requirements set forth by the Virginia SFPC, IFC and NFPA 30 with regard to location of bulk loading and unloading facilities to property lines. Thus, the minimum distance requirement in this case exceeds the requirements set forth by the VSFPC. In addition, it is worth mentioning that the approximate separation distance between the truck loading / unloading area and the proposed location for the new residential project is approximately 630 ft. The

results of the Code Compliance Analysis of Location of fuel loading / unloading area is summarized in Table 3 below.

Table 3 - Summary of Code Compliance Analysis of Location of fuel loading / unloading area

Minimum Distance from property line to loading / unloading area, required per IFC and NFPA 30	Actual Distance from nearest property line to loading/ unloading area	Actual distance from loading /unloading area to proposed residential project
25 ft	411 ft	630 ft

4.0 *Summary and Conclusions*

The TransMontaigne tank farm facility was examined for compliance of the location of the storage tanks and the loading/unloading operations with respect to the nearest property line and the proposed of the residential project at 3500 Pickett Road.

The code compliance analysis was based on the locally adopted Virginia SFPC and USBC codes, which are amended by the City of Fairfax and include by reference the IFC and NFPA 30.

According to information included in the NFPA Handbook as commentary, the location provisions included in NFPA 30 are “intended to ensure that tanks are located such that they will not jeopardize structures on the property of others”. In the context of Virginia SFPC, the IFC and NFPA 30, the location of the storage tanks and the loading/unloading operations were determined to exceed the minimum distance requirement with respect to the nearest property line that can be built upon, relative to the proposed residential project. The separation distances provided include a significant safety factor when compared to the minimum code requirements. Thus, the proposed location of the residential project was observed to be compliant with the applicable code requirements set forth in the Virginia SFPC, USBC, IFC 2015 and NFPA 30 with respect to location of fuel storage tanks and loading / unloading areas.

5.0 *References*

1. USBC 2015, Virginia Construction Code Part I of the Virginia Uniform Statewide Building Code.
2. SFPC 2015, Virginia Statewide Fire Prevention Code.
3. IBC 2015, International Building Code, International Code Council Inc.
4. IFC 2015, International Fire Code, International Code Council Inc.
5. NFPA 30, Flammable and Combustible Liquids Code, 2012 Edition.

FISCAL IMPACT ESTIMATE – METRO CHURCH SUMMARY

	Potential Redevelopment LOW	Potential Redevelopment HIGH
<u>RESIDENTIAL REVENUES</u>		
Real Estate Tax	\$383,000	\$424,000
BPOL (Rental Tax)	\$0	\$0
Personal Property Tax	\$36,000	\$44,000
Retail Sales Tax (1%)	\$5,000	\$6,000
Restaurant Tax (1% + 4%)	\$6,000	\$8,000
TOTAL	\$430,000	\$482,000
<u>RESIDENTIAL EXPENSES</u>		
Education	\$154,000	\$188,000
Police/Fire	\$50,000	\$62,000
Misc. Gov't	\$93,000	\$113,000
TOTAL	\$297,000	\$363,000
<u>COMMERCIAL REVENUES</u>		
Real Estate Tax	\$0	\$0
BPOL (Rental Tax)	\$0	\$0
Retail Sales Tax (1%)	\$0	\$0
Restaurant Tax (4%)	\$0	\$0
<i>(Less 1/8 resident spending)</i>		
Retail/Restaurant BPOL/BPP	\$0	\$0
Office BPOL/BPP	\$0	\$0
TOTAL	\$0	\$0
<u>COMMERCIAL EXPENSES</u>		
Police/Fire	\$0	\$0
Misc. Gov't	\$0	\$0
TOTAL	\$0	\$0
BALANCE	\$67,000	\$185,000



Board of Architectural Review

DATE: May 6, 2020
TO: Board of Architectural Review Chair and Members
THROUGH: Jason Sutphin, Community Development Division Chief
FROM: Tommy Scibilia, BAR Liaison
SUBJECT: **EYA Townhouses**

JDS

TS

ATTACHMENTS: 1. Relevant Regulations
2. Aerials
3. Statement of Intent
4. Plans Package

Nature of Request

1. Case Number:	BAR-20-00113
2. Address:	3500 Pickett Road
3. Tax Map Parcels	58 1 02 021
4. Request:	50 townhouses and site improvements
5. Applicant:	EYA Development LLC
6. Applicant's Representative:	Aakash Thakkar
7. Status of Representative:	Agent
8. Current Zoning:	RL Residential Low
9. Proposed Zoning:	PD-R Planned Development Residential

BACKGROUND

The subject site comprises a single 3.69-acre property on the west side of Pickett Road. It is currently developed with Metro Church, formerly Church of the Apostles, approved by the City for a special use permit in 1979. Three small additions to the building were approved in 1988. The church building is approximately 17,830 square feet, and the remainder of the property is surface parking and landscaping. To the north is Barristers Keepe, a gated residential community, separated from the subject site by a vegetative buffer of mature trees and undergrowth. To the south is a narrow property owned by the City of Fairfax that acts as an approximately 100-foot buffer of mature forest between the subject site and the Tank Farm. To the east across Pickett Road is the south end of the Pickett's Reserve single-family home subdivision, as well as a property owned and operated by the United States Postal Service. To the west is the Army Navy Country Club golf course, separated from the subject site by a vegetative buffer of mature trees and undergrowth. See aerial photos of the site in Attachment 2.

PROPOSAL

The applicant is requesting to redevelopment the site with 50 townhouses and associated site improvements, which requires approval of a major certificate of appropriateness as part of an active land use case. The applicant is also requesting a Comprehensive Plan Future Land Use Map Amendment to change the property's designation from Social and Civic Network to Townhouse/Single-Family Attached Neighborhood, as well as a rezoning of the property from RL Residential Low to PD-R Planned Development Residential.

Site

Although site design is not within the scope of certificates of appropriateness, a description of the site layout is provided for context. A private two-way loop road would form a horseshoe through the property with sidewalks on the inside of the road. The central block would be bisected by a private alley providing rear-load vehicular access to four sticks of townhouses. The remaining four sticks would be front-loaded units arranged along the west and south property edges facing onto the loop road. A large landscaped lawn area with a setback ranging from approximately 60 to 90 feet is proposed at the center of the development along Pickett Road. A paved "promenade" is proposed inside the lawn along the front of the two eastern sticks of rear-loaded townhouses inside the loop road. This area is intended to act as a gathering space for residents as well as a fire lane in case of the need for emergency vehicle access. The landscaped open space along the northern property line would retain the mature trees along the northern edge of the property, and would be regraded to create a swale to help with drainage improvements for both the subject site and Barristers Keepe.

Townhouses

There are 25 rear-loaded and 25 front-loaded townhouses proposed as part of this development. 20 of the rear-loaded units would be 20 feet in width, and five units, designated as affordable units, would be 16 feet in width. The front-loaded units would be 25 feet in width. The rear-loaded units would be located inside the loop road and the front-loaded units would be located on the west and south edges of the site outside the road. All units would be three stories and approximately 33-36 feet in height (to the top of the cornice), with an optional fourth-story loft and roof terrace which would bring total height of the unit up to 45 feet. The only unit for which the fourth story is not an option is the front-loaded unit in the northwest corner of the site closest to Barristers Keepe, unit 25. The Comprehensive Plan recommends a three-story height maximum and 50-foot landscape buffer adjacent to single-family detached neighborhoods, and so this designation was made to comply with that provision.

Attachment 4 contains elevations and renderings of the townhouse units. The townhouses are designed in a contemporary style, with architectural features including face brick, extruded two-story window bays, flush two-story window bays, recessed garage doors (front-loaded units only), one-over-one vertically oriented windows, decorative cornices at the third story, simpler cornices at the fourth story for those units with lofts, soldier course brick banding and window and door headers, rowlock brick

banding and window sills, individual front stoops with suspended metal awnings, and optional rear second-story decks. Side elevations that are in close proximity to other side elevations between townhouse sticks (“typical side elevations” in Attachment 4) would have a higher proportion of fiber cement siding to brick, while side elevations that would have higher visibility (“alternative side elevations”) would have additional brick. Low visibility side elevations on rear-loaded units would have only fiber cement siding.

There are three color palettes proposed to be intermixed within each stick of units. The palettes feature related color schemes of warm earth tones with accent colors in darker metallic tones to give the homes a contemporary feel. The material and color schemes are as follows:

Scheme 1:

- Brick – “Ashfield Modular” brown brick by Glen Gery
- Mortar – Beige by Argos Mortar
- Window frames – Dark bronze by Jeld-Wen, or white by Jeld-Wen for certain rear elevation windows
- Front fiber cement lap siding and trim – “Brownstone” reddish brown by Sherwin Williams
- Window bay siding and trim – “Thunder Gray” medium brownish gray by Sherwin Williams
- Rear siding and trim – “Sand Dune” tan by Sherwin Williams
- Cornice – “Sealskin” dark brownish gray by Sherwin Williams
- Vent covers – “Rockwood Dark Brown” brown by Sherwin Williams
- Metal elements – Dark bronze by Jeld-Wen
- Composite decking by Tamco – “Ultra Cork Espresso” by Duradek
- Deck railings – “Kona” reddish brown by Azek

Scheme 2:

- Brick – “Silverview Modular” tan brick by Glen Gery
- Mortar – “Tenn Buff” by Lehigh Mortar
- Window frames – Dark bronze by Jeld-Wen, or white by Jeld-Wen for certain rear elevation windows (same as scheme 1)
- Front fiber cement lap siding and trim – “Brownstone” reddish brown by Sherwin Williams (same as scheme 1)
- Window bay siding and trim – “Cyberspace” cool medium gray by Sherwin Williams
- Rear siding and trim – “Sand Dune” tan by Sherwin Williams (same as scheme 1)
- Cornice – “Sealskin” dark warm gray by Sherwin Williams (same as scheme 1)
- Vent covers – “Trail Dust” tan by Sherwin Williams
- Metal elements – Dark bronze by Jeld-Wen (same as scheme 1)
- Composite decking by Tamco – “Ultra Cork Espresso” by Duradek (same as scheme 1)
- Deck railings – “Kona” reddish brown by Azek (same as scheme 1)

Scheme 3:

- Brick – “Madison Modular” taupe and tan brick by Glen Gery
- Mortar – “Tenn Buff” by Lehigh Mortar (same as scheme 2)
- Window frames – Dark bronze by Jeld-Wen, or white by Jeld-Wen for certain rear elevation windows (same as schemes 1 and 2)
- Front fiber cement lap siding and trim – “Brownstone” reddish brown by Sherwin Williams (same as schemes 1 and 2)
- Window bay siding and trim – “Polished Mahogany” mahogany by Sherwin Williams
- Rear siding and trim – “Sand Dune” tan by Sherwin Williams (same as schemes 1 and 2)
- Cornice – “Sealskin” dark warm gray by Sherwin Williams (same as schemes 1 and 2)
- Vent covers – “Quartersawn Oak” light brown by Sherwin Williams
- Metal elements – Dark bronze by Jeld-Wen (same as schemes 1 and 2)
- Composite decking by Tamco – “Ultra Cork Espresso” by Duradek (same as schemes 1 and 2)
- Deck railings – “Kona” reddish brown by Azek (same as schemes 1 and 2)

Landscape

The landscape plan in Attachment 4 shows canopy trees along both sides of the loop road including willow oak, American linden, red oak, and swamp white oak. Downy serviceberry understory trees are proposed interspersed with the red oaks on the west side of the loop road between the front-loaded townhouse driveways. A row of London plane trees is proposed along the Pickett Road frontage in the lawn area interspersed with eastern redbud understory trees and luykens laurel shrubs. The promenade is proposed to be lined with columnar red maple trees.

The proposal retains many of the mature trees along the north property line shared with Barristers Keepe. Swamp white oak canopy trees interspersed with downy serviceberry and eastern redbud understory trees are proposed along the western property line and wrapping to the southwest corner of the site. Downy service berries would continue across the southern property line within the rear yards of the southern those townhouse units.

Typical yard landscaping for both the rear- and front-loaded townhouse units can be found on sheet L5 of Attachment 4. The rear-loaded units would have shallow front yards planted with shrubs, perennials, and decorative glasses. A single shrub or ground cover would be planted in the narrow spaces between the driveways of these units. The front-loaded units would have more space between their driveways and in front of their stoops for a small landscaped yard with shrubs, groundcover, ornamental grasses, and one small canopy tree or ornamental tree. The side yards of both unit types would have more substantial plantings with a variety of different-sized shrubs, groundcover, and ornamental grasses. A variety of species would be used for yard plantings, which are listed on the tables on sheet L6 of Attachment 4.

Fences and Walls

Wood privacy fences are proposed between the rear yards of all front-loaded townhouse units. These fences would be six feet closest to the building and step down to five feet further from the building. They would be pressure-treated wood with a cedar stain. Retaining walls are proposed along the north, west, and south property lines. The wall material would be gray split-face CMU block and would vary in height up to a maximum of eight feet. A 42-inch dark bronze powder-coated aluminum railing would run across the top of all retaining walls. The walls along the north and west property lines would face outward toward Barristers Keepe and golf course respectively. The retaining wall along the south property line would face in toward the rear yards of the south stick of front-loaded townhouse units, which would be at a lower grade than the forested land to the south. Fence and wall details can be found on sheet L8 of Attachment 4.

Lighting

Three types of freestanding lighting fixtures are proposed. 16-foot-tall LED traditional-style street lights in a black finish are proposed along the loop road. 40-inch-tall, square, bollard-style LED fixtures in a black finish are proposed along the paved portion of the promenade. On either side of the small seating area off the promenade would be two, 15-foot-tall, square, LED pedestrian pole lighting fixtures in a black finish. Two types of building-mounted lighting fixtures are proposed for use on the townhouses. Decorative rectangular wall sconces with a black metal plate finish would be located next to the front entrance of each townhouse unit and at the rear door onto the optional second story deck. A floodlight fixture in a dark bronze finish is proposed above the garages of the rear-loaded units. See sheet L9 of Attachment 4 for images and details of the lighting fixtures. The lighting levels will be reviewed for zoning compliance in a photometric plan at the site plan stage.

Amenities

The lawn and promenade areas in front of the east stick of rear-loaded townhouses are the main amenity spaces proposed for residents. The promenade would be paved with an exposed aggregate concrete in a tan finish with plain concrete borders. Either end would be lined with three movable precast planters in a taupe finish by Landscape Forms to add decoration and restrict non-emergency vehicular access. Two small concrete pads with metal tube bike racks in a black finish would be located near either end of the promenade as well. A small seating area would be located off of the center of the promenade extending east into the lawn space. This seating area would have four metal-frame slatted benches in a bronze and wood finish, as well as one steel trash receptacle with plasma-cut grass designs in a bronze finish, both by Landscape Forms. A detail of the amenity area can be found on sheet L4 of Attachment 4, and details of the proposed furniture and amenities can be found on sheet L7.

Appurtenances

All mechanical units associated with the townhouses would be roof-mounted above the third story or fourth story if the optional loft/terrace is included. The applicant included a line of sight exhibit on sheet A-15 of Attachment 4 demonstrating that proposed parapets would screen them from view at ground-level. Ground-mounted electrical transformers would be located within the open space on the north side of the loop road roughly across from the alley, and in the landscaped area south of the

vehicle turnaround area of the western portion of the loop road. The applicant has provided a planting detail on sheet L7 of Attachment 4 that shows how these would be screened with four-foot-tall evergreen shrubs, smaller accent shrubs, and decorative grasses surrounding the units.

ANALYSIS

City of Fairfax Design Guidelines:

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

Architectural Control Overlay District Overview, ACOD-1

ACOD Goals, ACOD-1.2

- 1. Strengthen the street edge with buildings and landscape on major corridors.*
- 2. Maintain a human scale in building design and outdoor spaces.*
- 3. Where existing buildings or developments do not provide appropriate examples, new development should strive to implement the intended vision rather than repeat existing patterns.*
- 4. Existing buildings or developments should be upgraded to a higher design quality as opportunities arise to reflect these guidelines.*
- 5. Continue the emphasis on attractive and well maintained landscaping.*
- 6. Preserve and enhance natural character of topography, streams, and mature trees.*
- 7. Mask the utilitarian by screening equipment, loading areas, parking lots, and other uses that have adverse visual impacts.*
- 8. Continue to create an inviting public streetscape realm with coordinated designs.*

Staff finds the proposal to conform to the above goals of the ACOD. The street edge along Pickett Road would be enhanced with street trees and supplemental landscaping as well as a large open greenspace. The contemporary aesthetic of the townhouses with traditional materials and human-scale design features would provide a new design prototype for this corridor of the City. A stand of trees along the northern property line is proposed to be retained as a natural buffer between the new development and Barristers Keepe. Ground-mounted electrical transformers are proposed to be softened in appearance and screened from the right-of-way with landscaping.

New Construction, ACOD-3

Building Form & Articulation, Building Scale, ACOD-3.4 – ACOD-3.5

Use forms in new construction that relate to those of existing neighboring buildings on the street that are of quality design.

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.

Staff finds the material variation and use of different planes in the design of the townhouse buildings to be consistent with the above guidelines. The optional loft levels will create varied height from unit to unit, and the architectural features such as decorative brick banding, cornices, projecting window bays, and awnings will help add articulation to each stick of homes. Staff is concerned that the lack of variation in unit setback within townhouse sticks will result in a flat appearance, not consistent with the intent of the Zoning Ordinance, which requires varied setbacks (see §3.5.1.C in Attachment 1). The applicant is requesting a modification to this Zoning requirement as part of their land use application, but staff believes that the building articulation would be enhanced if the setbacks were varied. Staff also believes a variation in setbacks for townhouse units relates to traditional design principles which would work well with other traditional design elements proposed as part of this hybrid aesthetic. See recommendation below.

Roof Form & Materials, ACOD-3.6

Large-scaled buildings should have a varied roofline to break up the mass of the design and to avoid a visible monolithic expanse of roof. Use gable and/ or hipped forms or different height of bays. Break the roof mass with elements such as gables, hipped forms, dormers, or parapets. Scale these features to the scale of the building.

Consider using a special roof feature on buildings located at a prominent corner or to highlight entry bays on larger structures.

Staff believes that the variation in the cornice height from unit to unit, and the option to have a fourth floor loft space will appropriately add variation to the roofline of each stick of homes. The flat roof form proposed is consistent with a contemporary aesthetic.

Opening Types & Patterns, ACOD-3.7

The size and proportion, or the ratio of width to height, of windows of new buildings' primary facades may be vertical, horizontal or square. Their arrangement may be laid out in a pattern or in a more random fashion depending on the building's use and its overall design.

Traditionally designed openings are generally recessed on masonry buildings and have a raised surround on frame buildings. New construction may use these methods in the ACOD, or they may have openings that are flush with the rest of the wall.

Door selection should be integrated into the overall design vocabulary of the building and should be part of an entry element that is articulated and a visible part of the façade.

Staff finds the windows and doors proposed to be consistent with a contemporary design aesthetic. The use of rowlock sills and soldier course headers would add a traditional design element familiar to buildings in the City.

Building Foundations, ACOD-3.9

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

Brick or stone veneer may be used over a block or concrete foundation if the applied veneer appears as a masonry foundation. Do not leave foundations of plain concrete block or poured concrete exposed when visible from public places.

The elevations show the use of cementitious products down to the ground plane in some areas. Staff believes that a masonry material with a brick veneer should be used at the foundation level on all sides of all townhouse units, for both an enhanced aesthetic, and for protection of less durable fiber cement products. See recommendation below.

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.

Staff finds the use of brick for a majority of the front elevations and for a substantial portion of high-visibility side elevations to be consistent with the above guidelines. Staff believes that the above-mentioned recommendation to use brick veneer up to the foundation level for all units would bring the design closer into conformance with the intent of these guidelines. Staff also believes that, although the side elevations of units 44 and 45 are considered to have low visibility and therefore are proposed to be fiber cement siding from front to back, these side elevations would be relatively visible from the right-of-way on Pickett Road. Staff believes that the use of a few feet of brick wrapping the corner to match the front façade materials would give the building a higher-quality appearance. This treatment would be similar to the low visibility/"typical" side elevation for the front-loaded units. Fiber cement siding is acceptable on the rear and low-visibility side elevations elsewhere onsite, for the optional loft level, and for accent materials on front elevations.

Architectural Details & Decorative Features, ACOD-3.9

Simple details such as brick patterns, varied materials, cornices, roof overhangs, window and door surrounds, belt or string-courses, and water tables can all add visual interest and human scale elements to new construction.

Staff finds the use of varying wall materials, rooflines, colors, and features such as decorative brick banding, headers, sills, cornices, window bays, and awnings to add articulation and architectural interest to the design of the townhouses.

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.

Staff finds the proposed building-mounted sconces and flood lights to be appropriate for the contemporary aesthetic of the buildings and cohesive with the freestanding site lighting fixtures.

Appurtenances, ACOD-3.13

Building service, loading, and utility areas should not be visible from public streets or adjacent developments, or from access drives within large developments. Such service areas should be located behind the main structure in the least visible location possible or screened if otherwise visible from the right-of-way or other public places.

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.

Items such as roof ladders, railings, roll-up doors, and service doors should be located on building elevations that are the least visible from public streets/corridors and adjacent developments or from access drives within large developments. Their colors should be coordinated among all these elements and blend with the rest of the building.

Dumpster enclosures should be constructed of either an opaque fence or wall made of the same material as the building.

The applicant has submitted a sight line diagram that can be seen on sheet A-15 of Attachment 4 demonstrating that the roof-mounted mechanical units for the townhouses would not be visible from the ground level.

Building Types: Additional Considerations, ACOD-3.14

Townhouses

Residential townhouses, depending on the number that are abutting, should have varied setbacks.

In townhome developments, avoid creating street front facades that are dominated by garage doors.

Many townhouses have some type of entry porch or portico with much variety in the size, location, and form of these features. Since this element is such a prominent part of the residential areas, consider including it in residential design.

Staff is concerned that the lack of variation in unit setback within townhouse sticks will result in a flat appearance, not consistent with the intent of the above guidelines or with the Zoning Ordinance, which requires varied setbacks (see §3.5.1.C in Attachment 1). The applicant is requesting a modification to this Zoning requirement as part of their land use application, but staff believes that the building articulation would be enhanced if the setbacks were varied. Staff also believes a variation in setbacks for

townhouse units relates to traditional design principles which would work well with other traditional design elements proposed as part of this hybrid aesthetic. See recommendation below.

Awnings & Canopies, ACOD-5

Placement & Design, ACOD-5.2

Place an awning or canopy carefully within the storefront, porch, door, or window openings so it fits the building and does not obscure other important features or elements or damage materials.

Choose designs that do not interfere with existing signs, street trees, or other elements along the street.

Choose an awning shape that fits the opening in which it is installed. Use materials and forms that are compatible with the associated building.

Materials & Color, ACOD-5.3

Coordinate color scheme of awnings and canopies with the overall building color scheme.

Use materials that are compatible with the associated building.

Staff believes that the proposed suspended metal awnings for the front entrances of all townhouse units are consistent with the above guidelines, and with the contemporary component of the proposal's design aesthetic.

Painting, Color & Finishes, ACOD-4

Guidelines, ACOD-4.2

Brick is intended to remain unpainted; however, if the brick has been painted in the past or the brick is aesthetically unattractive, use a masonry paint product. Masonry is intended to breathe and inappropriate paint coatings can cause moisture issues.

Select a coordinated palette of colors for each property that includes site elements in addition to the building itself.

Set the color theme by choosing the color for the material with the most visible area, such as a brick wall area or a metal roof, and relate other colors to it.

Select natural tones instead of overly bright and obtrusive colors.

Treat similar elements with the same color to achieve a unified rather than overly busy and disjointed appearance.

For most buildings, the numbers of paint colors are typically limited to three: a wall or field color, a trim color, and an accent color for signs, doors, etc.

Staff finds the three color palettes proposed to be cohesive and in line with the above guidelines. The majority of the structures would use subdued earth tones, while contrasting cool metallic colors would provide an effective contemporary accent.

Private Site Design & Elements, ACOD-6

Parking, ACOD-6.2

Hide or screen parking from view of the public right-of-way by locating it within the building mass.

Off-street parking lots should be designed, located, and buffered in order to minimize their negative visual impacts on surrounding areas. If parking lots cannot be screened from the public right-of-way by building mass, screen parking lots with berms, plant materials, or walls, or a combination of these materials. With any screening technique other than building massing, protect views from the public right-of-way into the site of building frontages and signage. Where needed, limb up canopy trees to open views. Limit the height of walls, berms, or shrub layer plantings to that of the height of the vehicles they are screening.

Onsite parking would be located inside individual garages and in driveways of certain front-loaded units. Landscaping along Pickett Road would help buffer driveway parking for the southern stick of front-loaded units from view in the right-of-way.

Paving, ACOD-6.2

Use materials that are stable, attractive, and reflect the adjacent building vocabulary and streetscape materials. Poured concrete is usually appropriate for sidewalks in the ACOD, though the use of brick, stone, or stamped concrete should be considered in areas of pedestrian interest as appropriate within the context of the site.

Staff believes that the exposed aggregate tan concrete proposed for use in the promenade would help accentuate this area as a gathering place for residents. Poured concrete is acceptable for walkways in the ACOD.

Landscaping, ACOD-6.3

Use plant materials that are appropriate and hardy to this region and to harsh urban conditions. Select materials with concern for their longevity and ease of maintenance. From these selections, create a distinctive and visually attractive outdoor space.

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.

Enhance the site's appearance by incorporating a layered landscape with a variety of plant materials. Consider color, texture, height, and mass of plant selections in a planting composition.

Create well-defined outdoor spaces, delineate pathways and entries, and create a sense of continuity from one site to the next.

Use plant materials to soften large buildings, hard edges, and paved surfaces.

Refer to the plant list included in Appendix III for recommended plants for use in various site conditions and uses.

Staff believes the proposed landscaping would enhance the street edge with layered plantings along Pickett Road, create a comfortable shaded environment along the sidewalks within the development, and add appropriate ornamentation to the individual yards of the townhouse units. The existing stand of mature trees proposed to remain along the north property line would act as a natural buffer between the proposed development and Barristers Keepe. The majority of the species proposed can be found in Appendix III of the Design Guidelines.

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.

If a fence or wall spans an area longer than 1/3 of the property line, modulate and articulate the wall with techniques to provide visual interest from the public right-of-way. Examples to break up a long expanse include inserting vertical piers of a different material, height, or width in an intentional rhythm or by adding a vegetative layer(s).

Staff finds the use of gray split-face CMU for the retaining walls with decorative black metal railing along the tops, as well as the use of individual board-on-board wood fencing for privacy between individual rear yards for the front-loaded units to be consistent with the above guidelines. In concurrence with a comment made at the Planning Commission work session for this project held on April 27, 2020, staff believes that a six-foot-tall board-on-board wooden privacy fence should be used across the top of the south retaining wall instead of the decorative railing proposed. The City plans to construct a trail through this forested land that would be located in close proximity to the shared border with the subject site, and staff believes that a board-on-board fence would create needed privacy for the rear yards of the south stick of townhouses. See recommendation below.

Lighting, ACOD-6.5

Select light posts and fixtures that are sympathetic to the design and materials of the building and its neighbors.

As a way to enhance design coherency on a private site in the ACOD, ensure that new exterior lighting elements—posts, fixtures, landscape, and other accent lights share at least one common element—color, material, form, or style, creating a coherent suite or assemblage of exterior lighting elements.

Consider making use of adaptive lighting controls, allowing lighting levels to be reduced during off-peak periods.

When possible, consider the use of LED lights for outdoor lighting of all types. Choose LED lighting with the lowest emission of blue light possible. Shield all lighting to minimize glare and its effect on wildlife. Dim when possible, or shut-off completely when not needed.

Colored lighting should generally not be used outside of temporary seasonal displays.

Do not attach lighting elements in any way that will damage living elements such as trees or shrubs.

Lighting should illuminate parking lots and pathways to provide safe vehicular and pedestrian circulation and to minimize pedestrian / vehicular conflicts.

Staff finds the proposed site lighting fixtures to be located in appropriate locations, related in character and finish to the building-mounted lighting described above, consistent with the design aesthetic proposed for the townhouses, and consistent with the above guidelines.

Furnishings, ACOD-6.6

Select site furnishings similar in appearance and quality to those at Old Town Square.

Encourage developments to brand their site through the use of select site furnishings and the use of color and materials, as long as their quality is comparable to those in Old Town Square.

Private sites are encouraged to make individual choices as to the style and color of bollards, bike racks, and other site-specific furnishings.

All furnishings within a single private site or project should form a coherent suite or family of furnishings—with a consistent color, material, style, or form.

Furnishings should be of similar quality and value as those required for incorporation in the public right-of-way or similar to those located in Old Town Square.

Benches and trashcans should be located where useful—along pedestrian pathways, and at building entries, gathering areas, and plazas.

Bike racks should be placed near building entries and included in parking lots, garages, and structures.

The use of café seating and movable furnishings is highly encouraged in gathering spaces and plazas.

Staff finds the location of the furniture within and around the promenade to be consistent with the above guidelines. The proposed furniture appears to be of high quality design and materials, and consistent with the contemporary design aesthetic of the townhouses. The movable planters at the ends of the promenade are consistent with the last guideline above, however their placement in these areas are subject to approval by the Fire Marshal, to ensure that they do not restrict emergency vehicle access. See recommendation below.

Appurtenances, ACOD-6.7

Examples of architectural interventions that are appropriate for screening appurtenances include masonry walls, fences with gates, landscape, or wood screens.

Dumpster enclosures should reflect the surrounding building materials and design.

Staff finds the proposed landscape screening for the two ground-mounted electrical transformers to be consistent with the above guidelines.

Gathering Spaces, ACOD-6.8

Incorporate a variety of small public spaces, ranging in size from 100 to 2,000 square feet, to provide opportunities for informal interactions and public outdoor access.

Smaller and less formal than a plaza as defined in the Zoning Ordinance, gathering spaces may vary widely in type, size and amenities. At a minimum, a gathering space should accommodate six seated individuals and allow for a variety of seating options such as benches, seat walls, tables/chairs, or seating directly on lawn areas. Other amenities in these spaces may include outdoor dining, game tables, public art, or water features.

Orient buildings to form gathering spaces rather than isolating them in forgotten, unattractive portions of the site. Use trees, walls, topography, and other site features to define gathering spaces and to lend a human scale to the area. Shade is an important component and could be provided by a shade structure, trees, or overhang from an adjacent building.

Staff finds the design of the promenade area and lawn space, with seating areas, planters, and pedestrian-scale lighting to be consistent with the above guidelines.

Private Roads, ACOD-6.9

Provide for a pedestrian scaled and shaded environment by planting street trees on both sides of private streets.

Provide pedestrian friendly sidewalks that are ADA compliant.

Use materials that are stable, attractive, and reflect the adjacent building vocabulary and streetscape materials.

Use sturdy benches, trashcans, and pedestrian amenities with materials, styles, and quality similar to those in quality and appearance required for the public streetscape.

Site furnishings provide the opportunity to 'brand' a development through the use of color, materials, and style of furnishing. All furnishings within a single project or site should be of a suite, with a consistent vocabulary in color, material, and form between various elements such as trash cans, benches, tables, chairs, bollards, etc. Branding is encouraged for large projects within the ACOD. No specific style, material, or vendor is required.

Staff finds the design of the private loop road through the site to be consistent with the above guidelines. The proposed street trees would provide a pleasant and shaded environment along the sidewalks on the inside of the road, and the traditional style street lights would help add human scale.

Comprehensive Plan:

The following excerpts from the 2035 Comprehensive Plan are relevant to this application.

Chapter 2 – Land Use

Townhouse/Single-Family Attached Neighborhood

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 or 45 feet may be considered.

Neighborhoods Goal 1 – Enhance neighborhood character.

OUTCOME NI.1: Infill housing that complements the character of surrounding homes in existing neighborhoods. (29)

Community Design and Historic Preservation Goal 1 – Require high-quality, sustainable design.

OUTCOME CDHP1.2: Attractive buildings, inviting public spaces, and welcoming gateways that contribute to our economic vitality and unique character. (64)

Staff believes that the proposal is generally consistent with the considerations in the Comprehensive Plan dealing with the design of new townhouse neighborhoods. The proposal is for a new neighborhood rather than infill within an existing neighborhood, and so staff finds its unique contemporary aesthetic which also utilizes traditional building materials and design features to be appropriate to the Pickett Road corridor, and to set a high-quality design precedent for future residential development in the City. Staff believes that the hybrid aesthetic the applicant wishes to achieve would be enhanced by introducing varied townhouse unit setbacks within each stick, to both add building articulation and create a more traditional appearance.

RECOMMENDATION

Staff finds the proposal to generally conform to the City's design criteria and therefore recommends that the BAR recommend to City Council approval of the major certificate of appropriateness with the following conditions:

1. Townhouse units shall have varied front yard setbacks.
2. Brick shall be used as the foundation material on all sides of all townhouses.

3. Brick to match the front elevation shall be used on the front portion of floors one through three of the side elevations between units 44 and 45 of the east sticks of townhouses.
4. Physical material samples shall be submitted to staff for review and approval by the Director of Community Development and Planning prior to issuance of any zoning permits.
5. A six-foot wooden board-on-board fence to match that proposed for the rear yards of the front-loaded townhouse units shall be installed across the top of the retaining wall along the southern property line.
6. The placement of the planters in the promenade area shall be subject to review and approval by the Fire Marshal.
7. The proposed modifications shall be in general conformance with the review materials received by staff and included in the staff report, as modified through the date of this meeting, except as further modified by the Board of Architectural Review, the Director of Community Development and Planning, Zoning, or the Building Official.

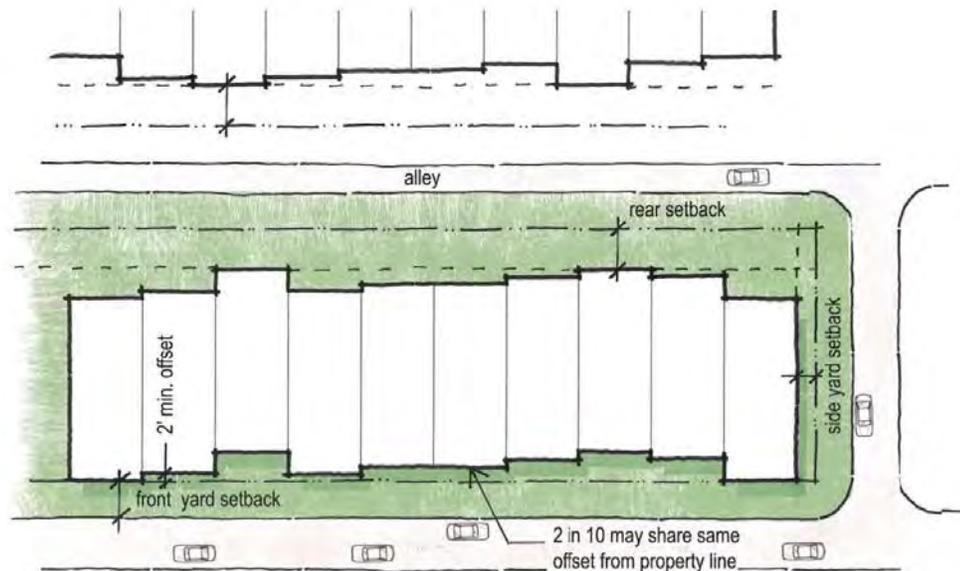
ATTACHMENT 1

RELEVANT REGULATIONS

§3.5.1. Residential use standards

C. Townhouses

1. The maximum number of units allowed in a single building is ten.
2. 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.



§3.7.4. Architectural control overlay district

A. Applicability

Except as specified in §3.7.4.C, below, the architectural control overlay district shall apply city-wide to all development, including significant landscape features associated with such improvements to be erected, reconstructed, substantially altered or restored, outside the historic overlay districts of §3.7.2 and the Old Town Fairfax Transition Overlay District (§3.7.3).

B. Certificate of appropriateness required

Except as specified in §3.7.4.C, below, all development in the architectural control overlay district shall be subject to the approval of a certificate of appropriateness in accordance with the provisions of §6.5.

C. Exceptions

Unless otherwise specified, the architectural control overlay district shall not apply to the following:

1. Signs;
2. Demolition;
3. Single-family detached;

4. Single-family attached, after initial approval and construction;
5. Duplex dwellings, after initial approval and construction; and
6. Townhouses, after initial approval and construction.

D. Design guidelines and standards

1. All development regulated by the Architectural Control Overlay District shall be in accordance with the comprehensive plan, the City of Fairfax Design Guidelines and any other adopted design guidelines.
2. Each structure or improvement erected, enlarged, or reconstructed in the Architectural Control Overlay District shall be designed and constructed in a manner that will complement the unique character and atmosphere of the district with respect to building size, scale, placement, design and the use of materials.

§3.8.2 Planned Development Districts, General Provisions

E. Site development standards

1. Planned developments should result in greater benefit to the city, not less, in accordance with the considerations of §6.6.8.
2. Planned developments shall not be approved primarily for the purpose of increasing density, reducing site development requirements or avoiding some other applicable requirement.
3. At the request of an applicant requesting approval of a planned development, the site development standards of Article 4 and the streets, pedestrian facilities, and lots and blocks design and improvement standards (See Subdivision Ordinance, Sections 2.2, 2.3 and 2.4) may be modified by the city council in the approval of a master development plan. Any such modifications requested by the applicant shall be clearly stated on the master development plan. Unless specifically modified by the city council in the approval of a master development plan, all site development standards specified in Article 4 shall apply.

F. Design guidelines and dimensional standards

1. Each planned development shall provide a comprehensive set of design guidelines as part of the master development plan that demonstrate 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.
2. All master development plans shall include design guidelines and all modifications to the dimensional standards of §3.6 requested by the applicant. Once a master development plan is approved by the city council, all design guidelines and all modifications stated in the master development plan will be binding on the applicant.

§4.5.8. Screening

- A. Features to be screened The following features must be screened from view of public rights-of-way, public open spaces and from lots used or zoned for residential purposes, as specified in §4.5.8.
1. Drive-through windows/facilities, subject to §4.5.8.B;
 2. Ground-mounted mechanical equipment, subject to §4.5.8.C;
 3. Outdoor storage of materials, supplies, vehicles and equipment, subject to §4.5.8.D;
 4. Pick-up and drop-off containers and facilities, subject to §4.5.8.E;

5. Roof-mounted mechanical equipment, subject to §4.5.8.F; and
6. Trash receptacles and service areas, subject to §4.5.8.G.

§5.4.5. Powers and duties

B. Final decisions

The board of architectural review shall be responsible for final decisions regarding the following:

1. Certificates of appropriateness, major (§6.5)

§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.

ATTACHMENT 2 – Aerials



Site location



Aerial facing west

**3500 Pickett Rd
Statement of Intent
February 19, 2020**

Please accept the following as a Statement of Intent in support of the submitted major certificate of appropriateness application to allow EYA Development LLC (the “Applicant”) to redevelop approximately 3.7 acres of underdeveloped land, identified as Tax Map No. 58-1-02-021 (the “Property”), located at 3500 Pickett Road. This Statement of Intent is submitted in conjunction with the Certificate of Appropriateness design package, consisting of a landscape package of nine sheets and an architectural package of 14 sheets, and other supporting materials. The contents of this Statement of Intent address the approval considerations for certificates of appropriateness as set forth in Section 6.5.7.A of the City of Fairfax Zoning Ordinance (the “Zoning Ordinance”).

Existing Conditions

The Property is currently zoned RL under the City of Fairfax Zoning Ordinance (the “Zoning Ordinance”) and is bounded by a 100-foot wide City owned property to the south, the Army Navy Country Club to the west, a small lot residential development known as Barristers Keepe to the north, and Pickett Road to the east. The Property is developed with a 17,830-square-foot, single-story building and a large surface parking lot, which is currently used for a church and related activities. The surrounding land uses and zoning complement and support the Applicant’s proposed development, with the property to the north zoned Planned Development Mixed Use (PD-M), to the east zoned PD-R, to the south zoned Residential Medium (“RM”) and to the west zoned RL.

Proposed Development

The Applicant proposes to redevelop the Property into a residential neighborhood consisting of twenty-five (25) front-loaded and twenty-five (25) rear-loaded townhomes (inclusive of the five (5) affordable dwelling units) (the “Proposed Development”). The units facing Pickett Road will be set back a minimum of twenty-five (25) feet and a maximum of one hundred and fifteen (115) feet. All of the units, rear or front-loaded, will be at least three stories in height with an optional fourth story loft and/or roof-top terrace that will provide outstanding views of the Army Navy golf course. The maximum building height of each unit will be forty-five (45) feet, including the roof-top terraces. The Applicant will provide a fifty (50) foot wide open space parcel along the northern Property boundary, immediately adjacent to the neighboring residential community, Barristers Keepe, in order to provide a significant buffer between the existing and proposed homes.

Further, the Applicant has designed a neighborhood filled with landscaped sidewalks, backyards, activated open spaces, and a sizeable park, which will include a landscaped promenade that will be a highly utilized amenity for neighborhood events, and will provide fire access off Pickett Road.

City of Fairfax Design Guidelines - Architectural Control Overlay District (ACOD)

As illustrated on the submitted materials of the design package, the Applicant has submitted an overall design for the proposed development that reflects the goals of the City of Fairfax Design Guidelines (the “Design Guidelines”).

Firstly, the Applicant has presented a refined contemporary style for this community. The ACOD is the ideal district to present this type of architecture as this district specifically calls for new approaches to design that reflect the changing market forces which drive demand, including a more contemporary design aesthetic (ACOD-1.1). The chosen materials and colors create a warm and inviting take on contemporary forms. This vocabulary would be unique to the Pickett Road corridor but is inspired by the scenic forested views to the south and west of the Property, as well as the wooded buffer on the northern edge of the Property. This design approach is a deliberate progression away from the mix of traditional styles found elsewhere in the City and as represented in the adjoining Barristers Keepe community, but as envisioned in the ACOD guidelines, this is an architectural evolution that reflects the changing tastes of homebuyers today. The areas in the ACOD will continue to see turnover in architectural expression to respond to changing market forces.

The contemporary style proposed allows the Applicant to uniquely address the City's front yard setback requirement for townhome developments. The Applicant has requested a modification of section 3.5.1.c.2 of the Zoning Ordinance which requires that no more than one of any three to five, abutting dwelling units have the same front yard setback. The Design Guidelines also speak to this issue indicating that townhouses should have varied setbacks between units (ACOD-3.2). The intent of this requirement may be rooted in the more traditional townhome typology that resulted in very uniform and unarticulated facades. On sheets A10 and A11 of the submission, the Applicant shows how a high level of articulation and variation in facades is achieved by a combination of ground level bays, cantilevered bays, and flush bays, all highlighted in accent colors and materials, thereby meeting the intent of the Design Guidelines of varied facades. Additionally, the Applicant proposes to recess the garage doors on the facades of the front-garage homes to provide additional articulation and relief from the street, resulting in further compliance with the Design Guidelines (ACOD-3.15). This high level of articulation is further enhanced by the Applicant predetermining the elevation façade and the color and material schemes for each lot in the community. This level of detail can give the City, as well as the community, comfort in that what is proposed early in the design and visioning stages will be executed in its fullest throughout the life of the project, without the risk of future homebuyer influence.

This proposal by the Applicant also reflects a detailed high-quality urban design, landscaped sidewalks, and a large activated open space. The layout of the community achieves the goals addressed in the Design Guidelines (ACOD-1.2) by orienting the community around a central green space. The public green serves as the front door of the community while maintaining a human scale of design for all residents.

Further, the City's Design Guidelines (ACOD – 3.13) also emphasize the importance of screening both roof- and ground-mounted mechanical equipment. As detailed on Sheet L7, the Applicant has taken care to ensure all transformer and ground-mounted mechanical equipment is effectively screened from view. For this community, the Applicant will also ensure that roof-mounted mechanical equipment will be placed strategically to prevent visibility from the street.

In conclusion, the Applicant's proposal presents an opportunity to redevelop and activate an underutilized parcel with a vibrant, high-quality residential community. The proposed site design

consists of high-quality architecture and landscaping that are consistent with the City's Design Guidelines and will enhance the quality of the Pickett Road corridor. The Applicant is eager to continue development in the City and is committed to ensuring the proposed redevelopment fits into the fabric of the City of Fairfax.

BAR Submission for May 6, 2020 Hearing

3500 Pickett Rd

Submission Date: April 22, 2020





BAR Submission 4/22/20

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SITE PLAN
APRIL 22, 2020

PICKETT ROAD
CITY OF FAIRFAX, VA

Scale: N.T.S.

C1



'A' UNIT (25)

'B' UNIT (20)

'C' UNIT (5)

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KEY PLAN
APRIL 22, 2020

PICKETT ROAD
CITY OF FAIRFAX, VA

Scale: N.T.S.

C2



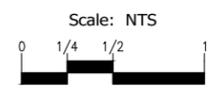
BAR Submission 4/22/20

SCHEMATIC RENDERING

FEBRUARY 14, 2020

3500 PICKETT ROAD

CITY OF FAIRFAX



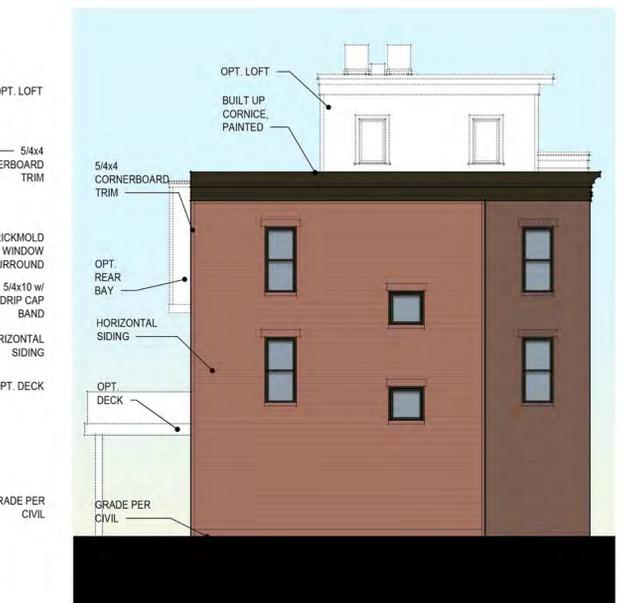
A1



UNIT TYPE 'A' - ALTERNATE SIDE ELEVATION



UNIT TYPE 'A' - REAR ELEVATION



UNIT TYPE 'A' - STANDARD SIDE ELEVATION

B TYPICAL BUILDING ELEVATIONS

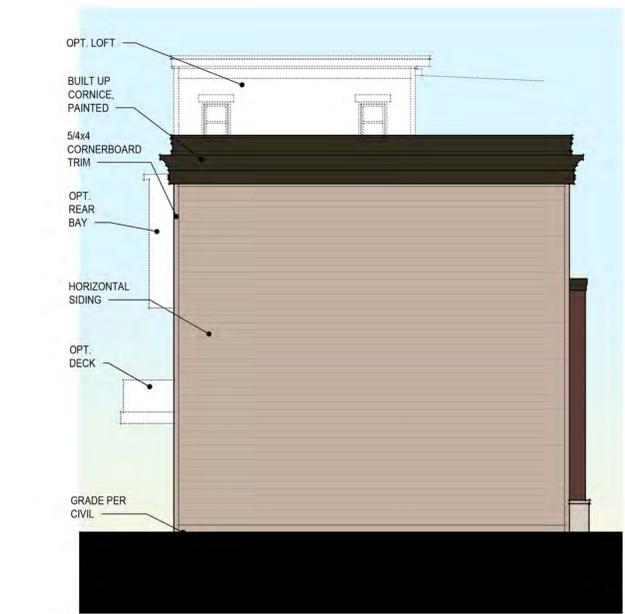
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UNIT TYPES 'B' & 'C' - ALTERNATE SIDE ELEVATION



UNIT TYPES 'B' & 'C' - REAR ELEVATION



UNIT TYPES 'B' & 'C' - STANDARD SIDE ELEVATION

(AT CONDITIONS WHERE BUILDING TO BUILDING SEPARATION IS LESS THAN 10FT)

A TYPICAL BUILDING ELEVATIONS

Scale: 1/8" = 1'-0"

BAR Submission 4/22/20

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SCHEMATIC ELEVATIONS
APRIL 22, 2020

PICKETT ROAD
CITY OF FAIRFAX, VA

Scale: 1/8" = 1'-0"

A2a



REAR ELEVATION



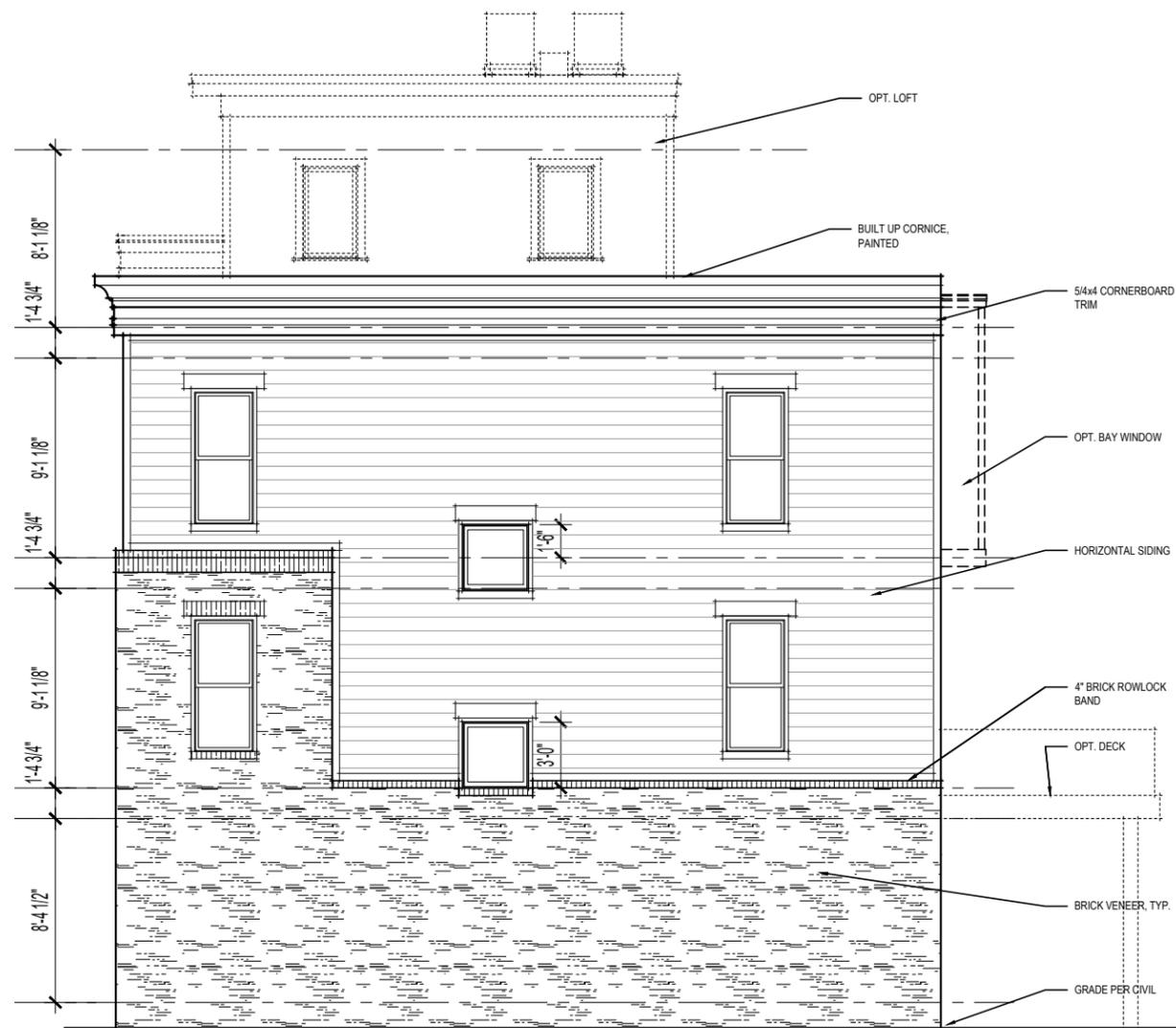
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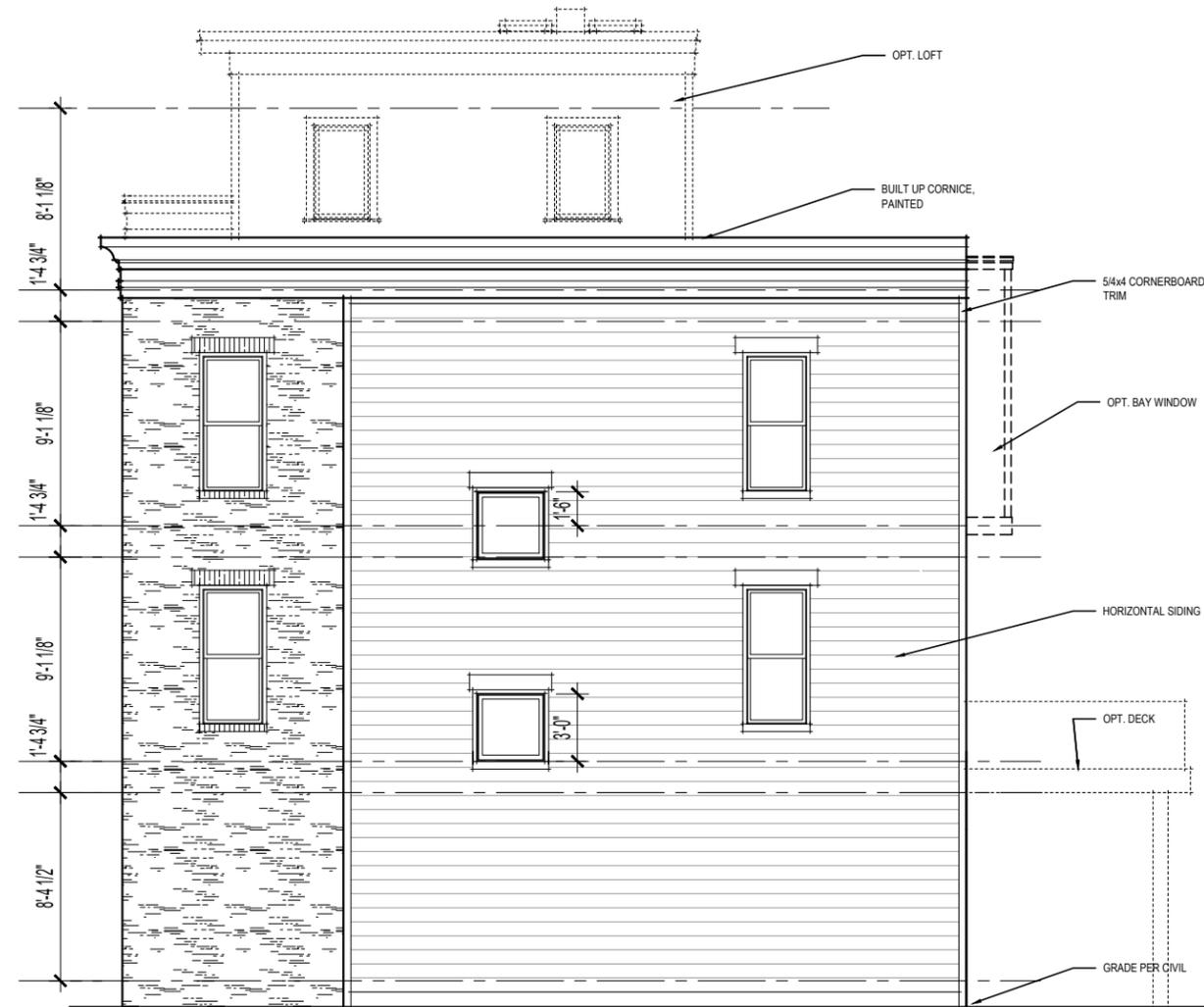
FRONT ELEVATION #2

Note: See sheet A2 & A2a for material references.

BAR Submission 4/22/20



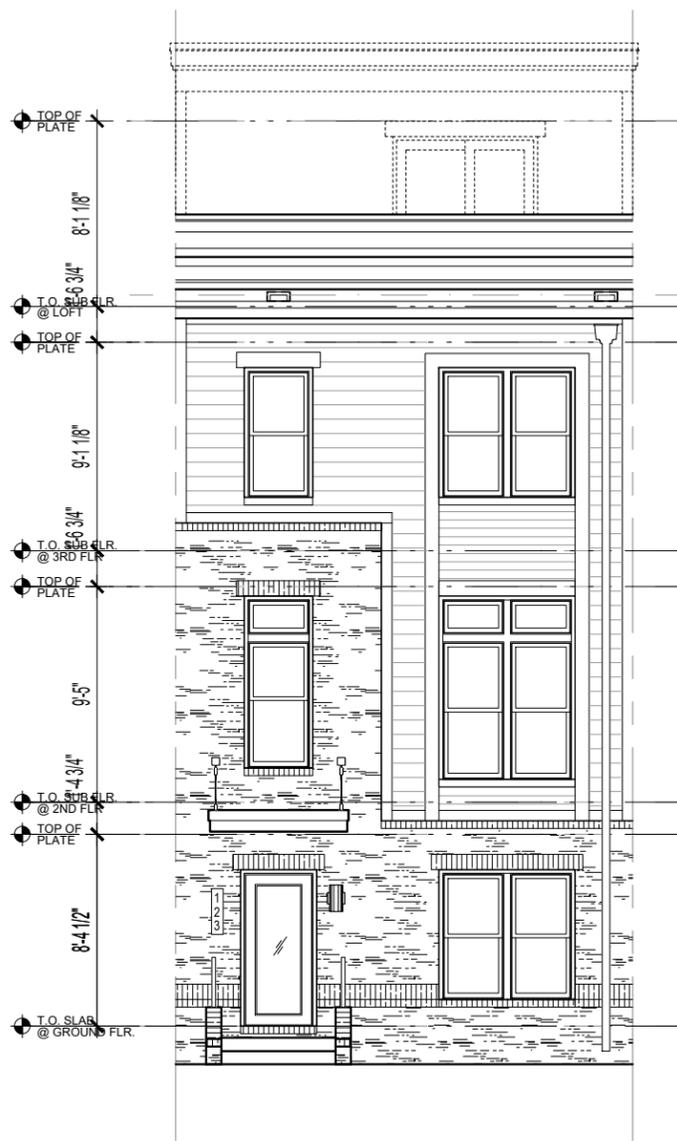
SIDE ELEVATION - ALTERNATE



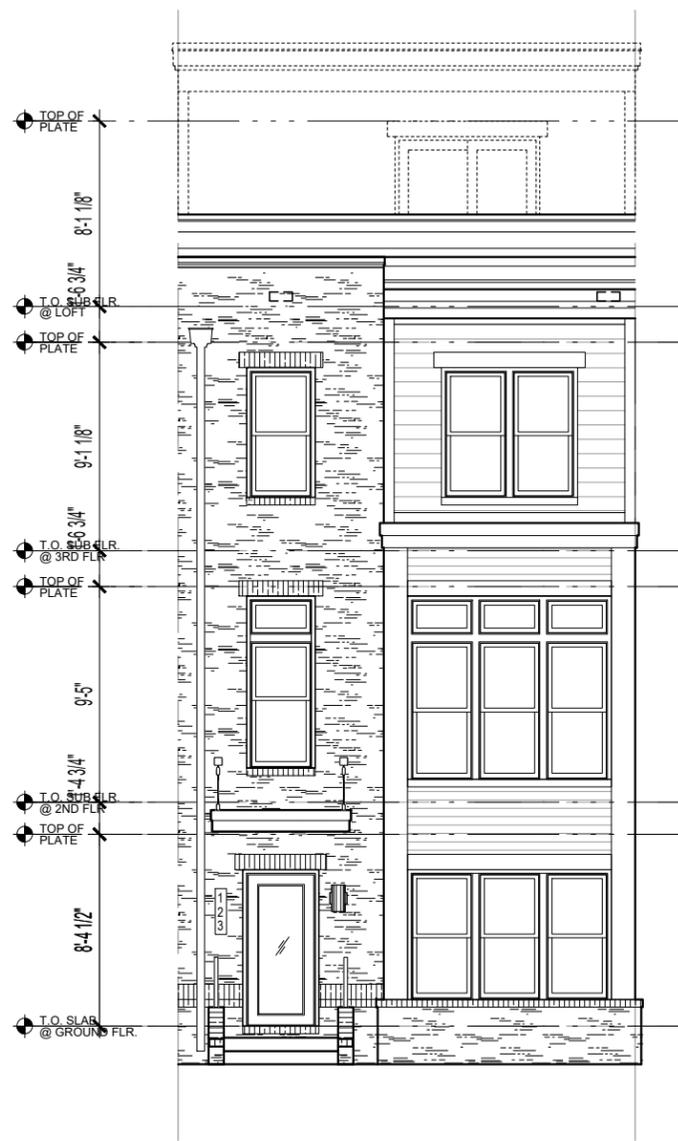
SIDE ELEVATION - STANDARD

Note: See sheet A2 & A2a for material references.

BAR Submission 4/22/20



FRONT ELEVATION #1



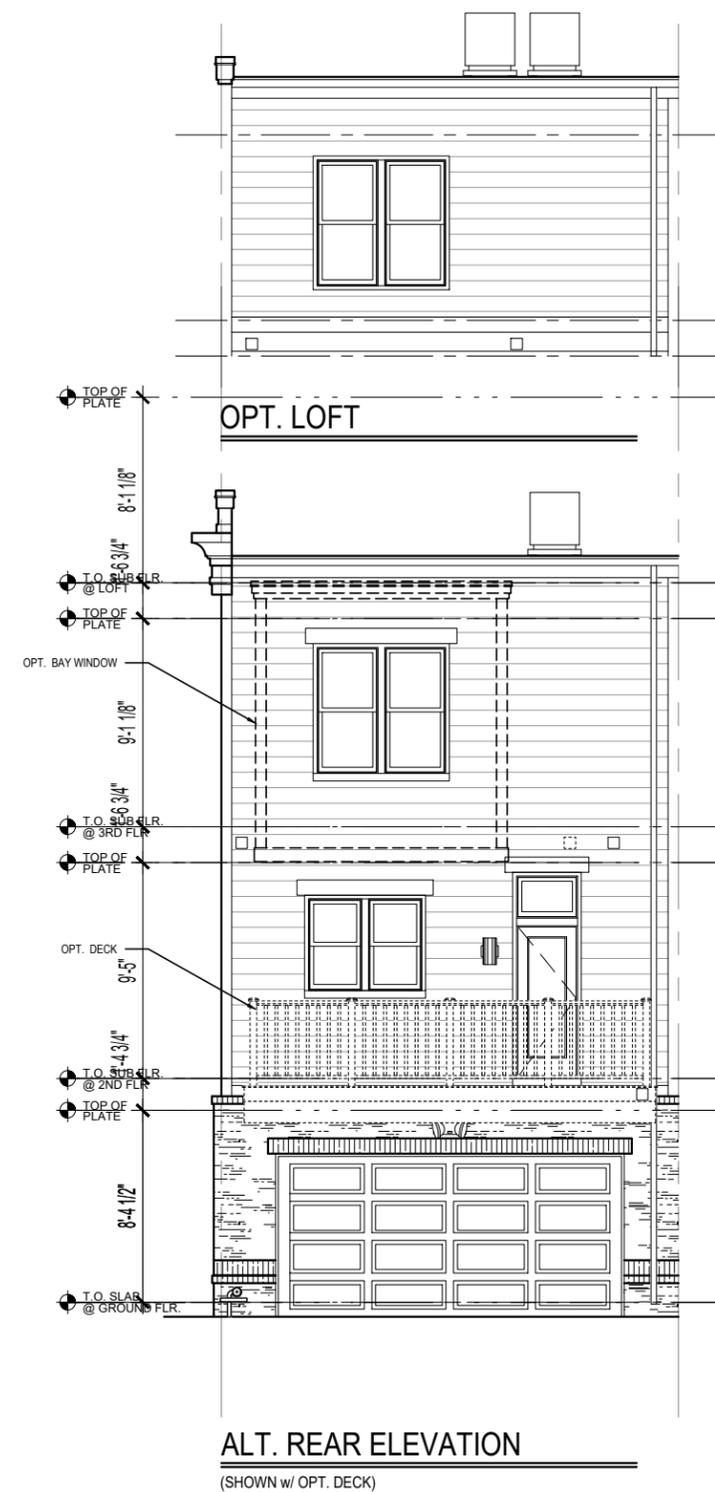
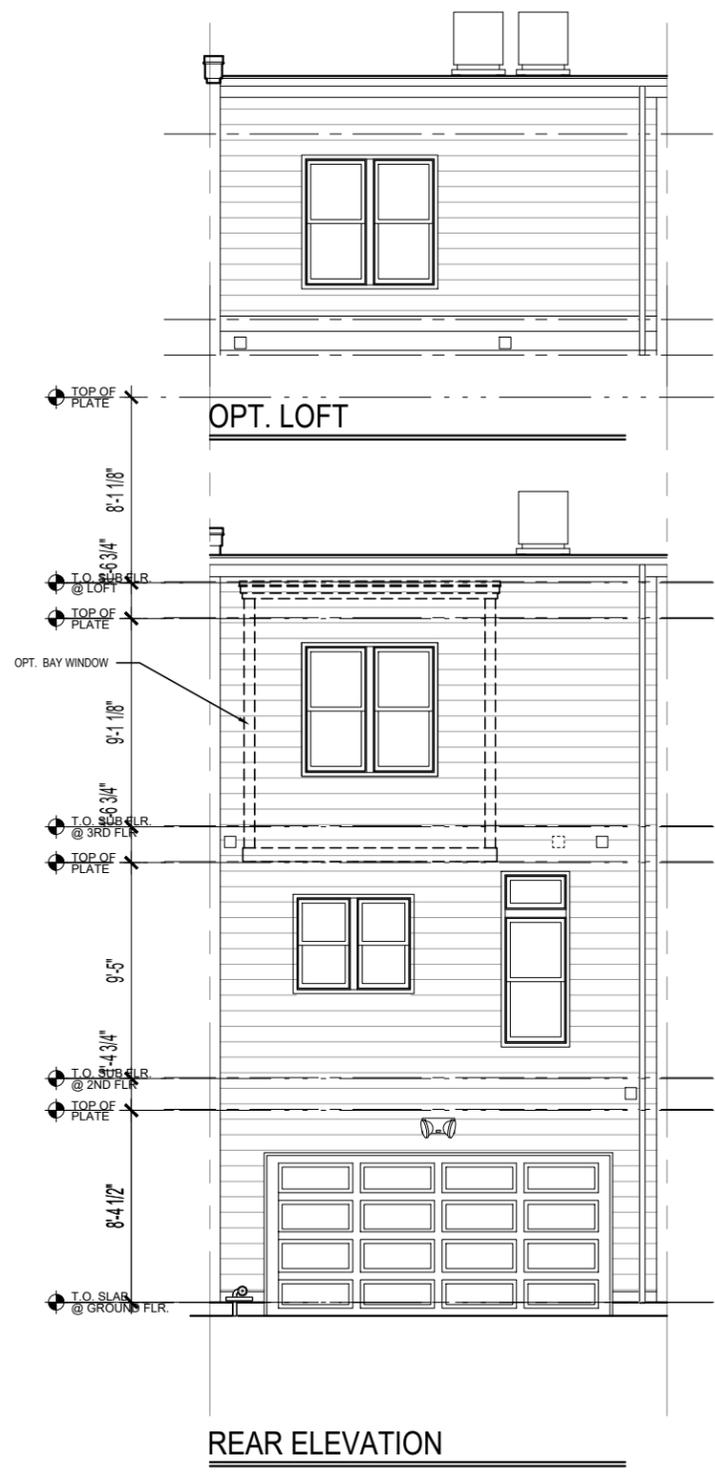
FRONT ELEVATION #2



FRONT ELEVATION #3

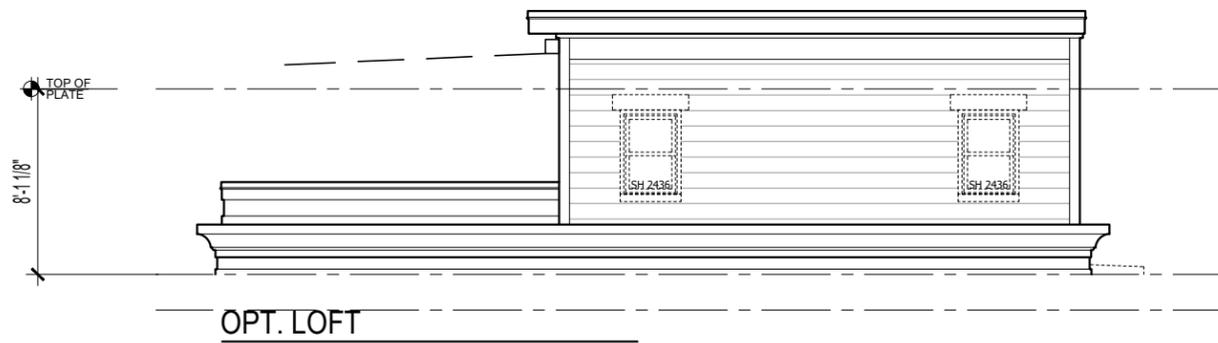
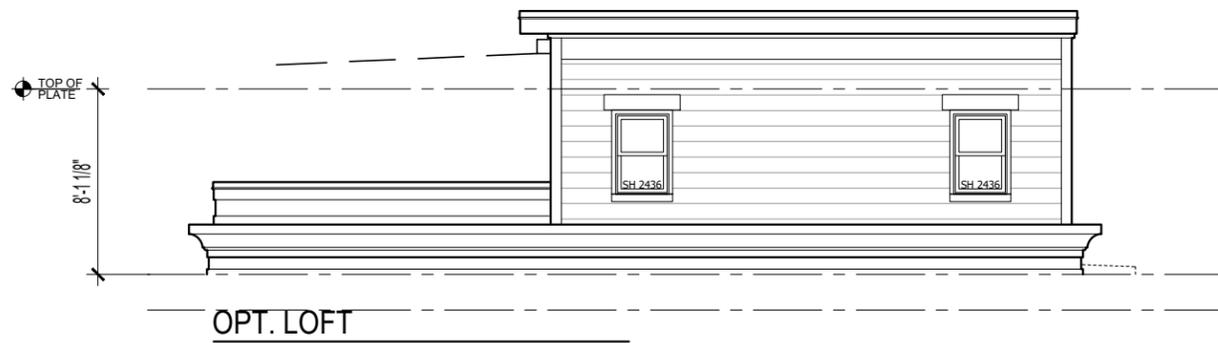
Note: See sheet A2 & A2a for material references.

BAR Submission 4/22/20



Note: See sheet A2 & A2a for material references.

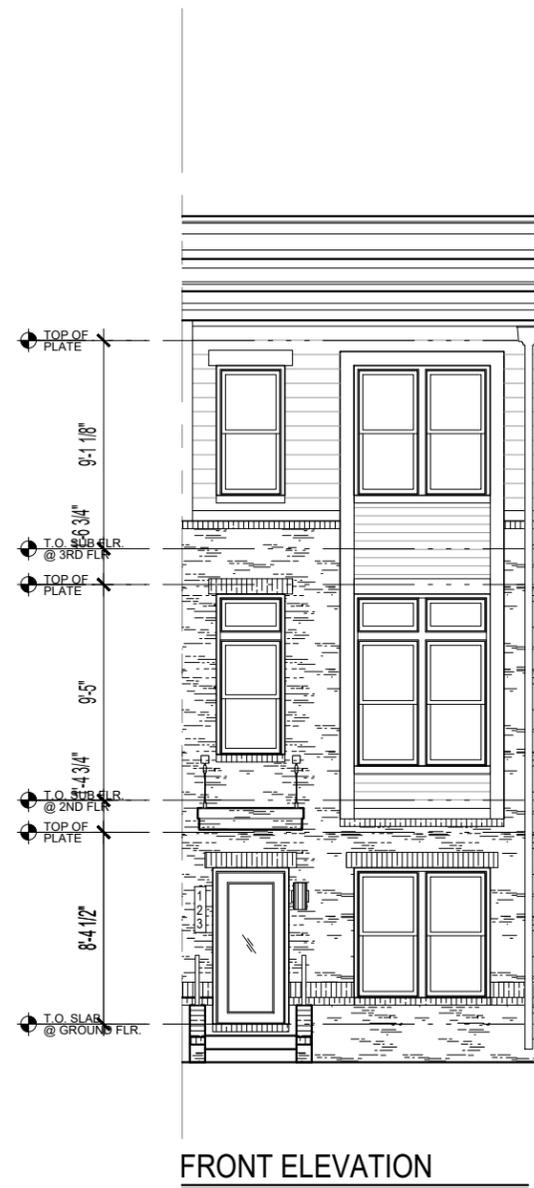
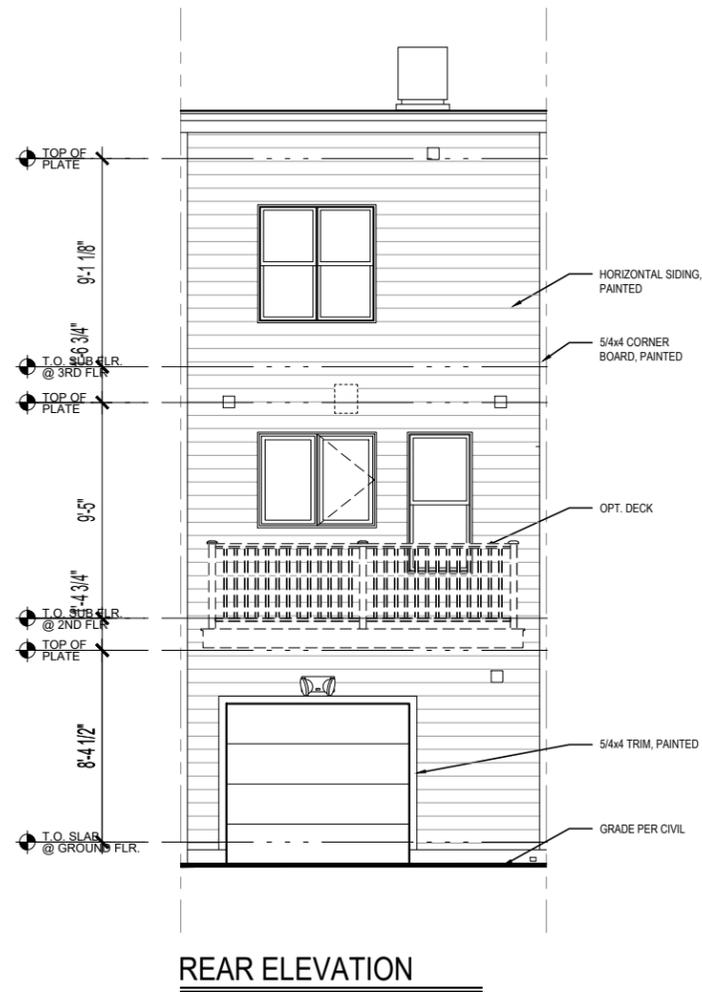
BAR Submission 4/22/20



SIDE ELEVATION - ALTERNATE

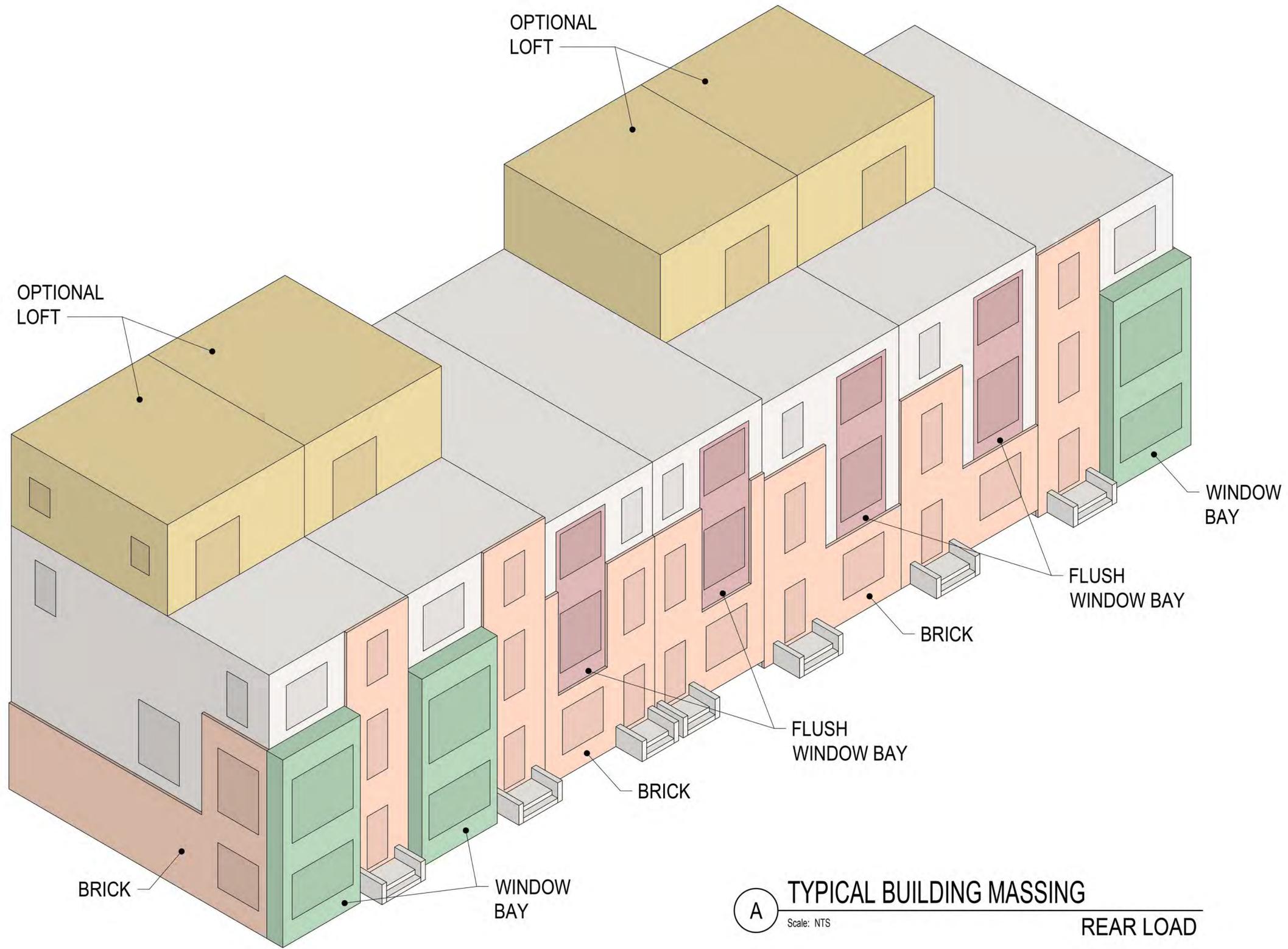
SIDE ELEVATION - STANDARD

NOTE: SEE BUILDING ELEVATIONS FOR WINDOW AND BRICK VENEER PER LOT CONDITION



Note: See sheet A2 & A2a for material references.

BAR Submission 4/22/20



A TYPICAL BUILDING MASSING
 Scale: NTS
 REAR LOAD

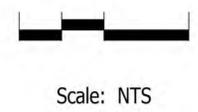
BAR Submission 4/22/20

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TYPICAL BUILDING MASSING - REAR LOAD
FEBRUARY 12, 2020

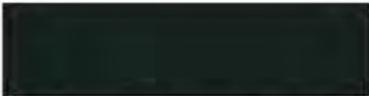
PICKETT ROAD
CITY OF FAIRFAX, VA



A10

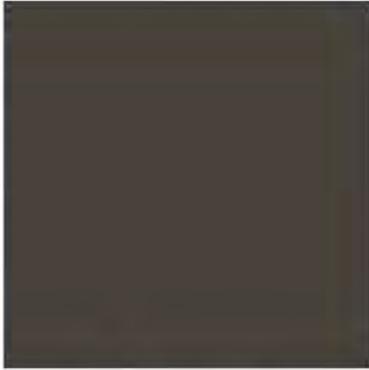
3500 Pickett Road

City of Fairfax, VA

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 <p>Window Frames (Typ.) Jeldwen Dark Bronze</p>  <p>Window Frames (At Select Rear Windows) Jeldwen White</p>	 <p>Cornice Painted SW 7675 - Sealskin</p>	 <p>HVAC Louvers Painted SW 2808 - Rockwood Dark Brown</p>	 <p>Metals Jeldwen Dark Bronze</p>
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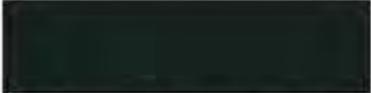
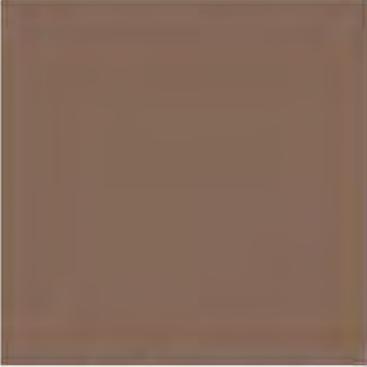
3500 Pickett Road

City of Fairfax, VA

<p>MASONRY</p>	<p>TRIM, SIDING, & DOORS</p>		
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<p>WINDOWS</p>	<p>EXTERIOR ACCESSORIES</p>		
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<p>COLOR SCHEME 2</p>	<p>DECKING</p>  <p>Duradek Ultra Cork Espresso</p>  <p>Tamco Evergrain Decking Weathered Wood</p>  <p>Deck Rails Azek Premier Rail Kona</p>		

3500 Pickett Road

City of Fairfax, VA

<p>MASONRY</p>	<p>TRIM, SIDING, & DOORS</p>		
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OVERALL SITE PLAN				CITY OF FAIRFAX, VIRGINIA		SCALE: Viewport Scale	
3500 PICKETT RD							
DATE:	04.28.2020	SHEET:	L1	OF:	9	SCALE:	1" = 50'-0"

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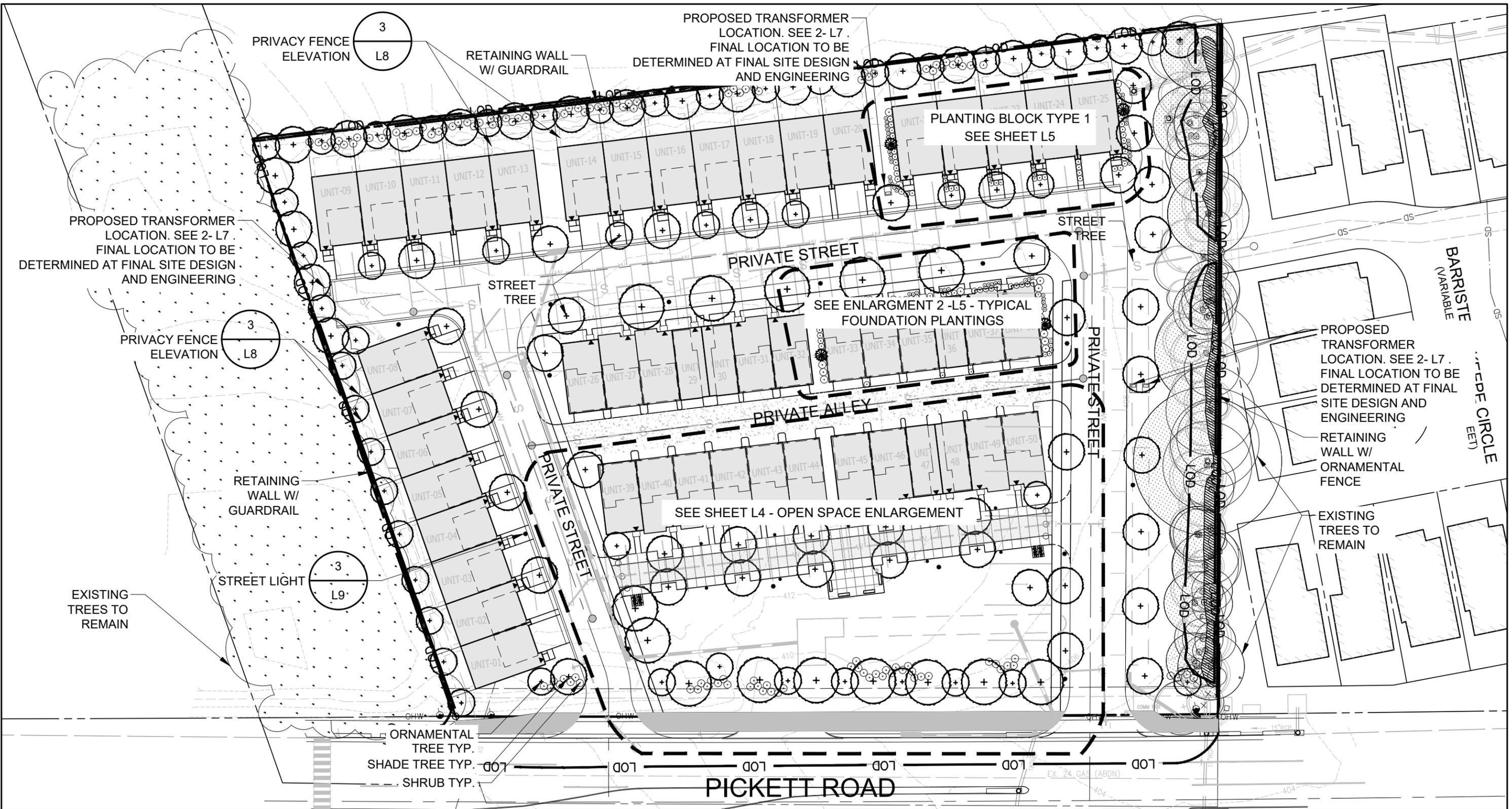
 Landscape Architecture, P.C.

 6416 Grovedale Drive, Suite 100-A

 Alexandria, Virginia 22310

 Tel: 703.719.6500 Fax: 703.719.6503

 Email: frontdesk@studio39.com



OVERALL PLAN

3500 PICKETT RD

CITY OF FAIRFAX, VIRGINIA

SCALE: Viewport Scale

DATE:

04.28.2020

SHEET:

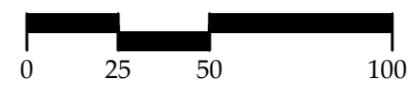
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OF:

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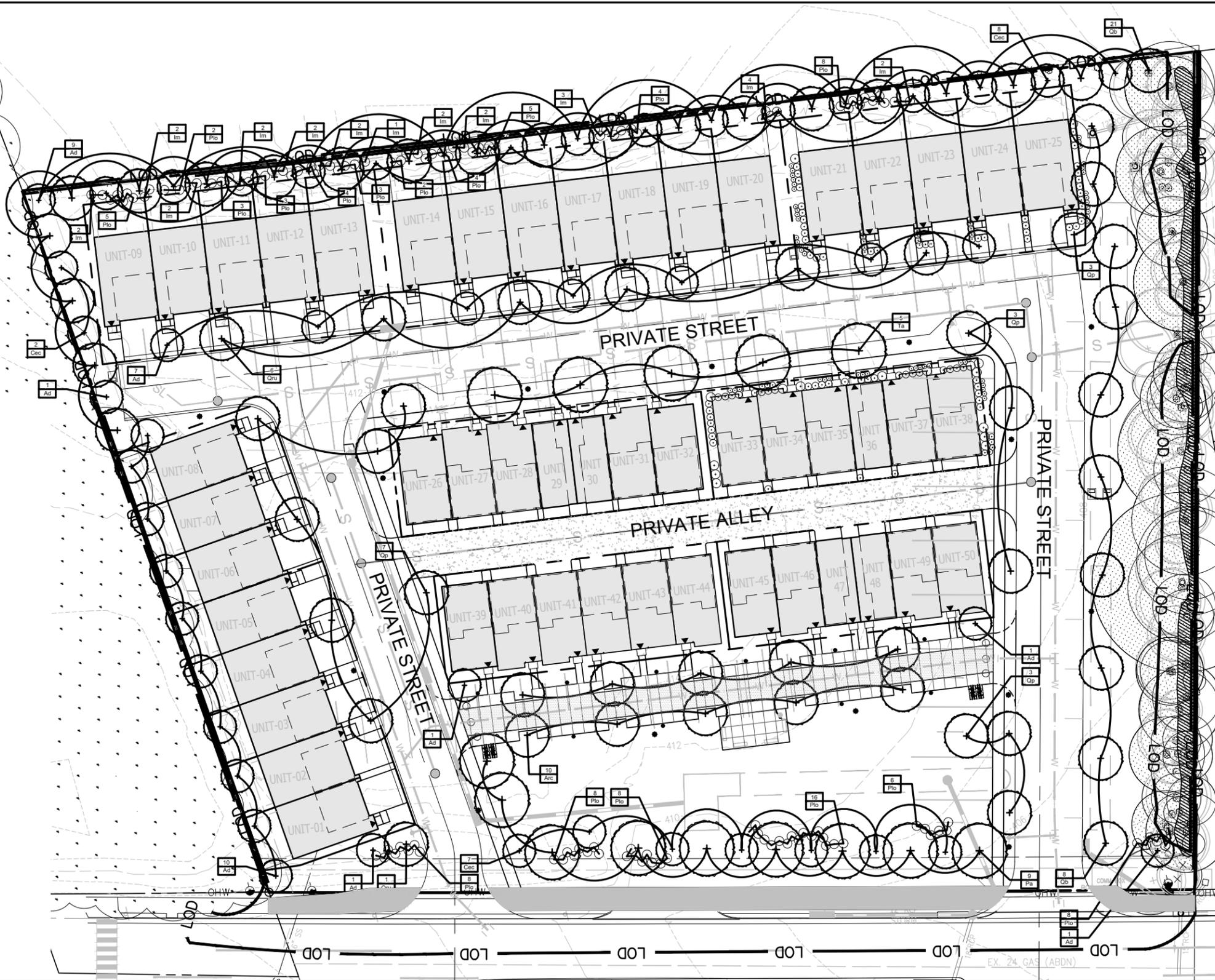
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1" = 50'-0"



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 6416 Grovedale Drive, Suite 100-A
 Alexandria, Virginia 22310
 Tel: 703.719.6500 Fax: 703.719.6503
 Email: frontdesk@studio39.com

PLANT SCHEDULE						
SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	REMARKS
Arc	10	Acer rubrum 'Columnare'	Columnar Red Maple	14'-16'	3"	B&B, full uniform crown, symmetrical branching, full specimen
Pa	9	Platanus x acerifolia	London Plane Tree	14'-16'	3"	B&B, full uniform crown, symmetrical branching, full specimen
Ob	29	Quercus bicolor	Swamp White Oak	14'-16'	3"	B&B, irregular crown, symmetrical branching, full specimen
Op	16	Quercus phellos	Willow Oak	14'-16'	3"	B&B, full uniform crown, symmetrical branching, full specimen
Oru	7	Quercus rubra	Red Oak	14'-16'	3"	B&B, full uniform crown, symmetrical branching, full specimen
Ta	5	Tilia americana	American Linden	14'-16'	3"	B&B, full uniform crown, symmetrical branching, full specimen
UNDERSTORY TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	REMARKS
Ad	31	Amelanchier arborea	Downy Serviceberry	8'-10'	3"	B&B, full uniform crown, symmetrical branching, full specimen
Cec	16	Cercis canadensis	Eastern Redbud	8'-10'	3"	B&B, multi-trunk, 3 trunk minimum, full symmetrical branching

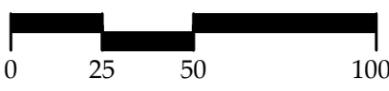


OVERALL TREE PLAN

3500 PICKETT RD

CITY OF FAIRFAX, VIRGINIA

SCALE: Viewport Scale



DATE: 04.28.2020

SHEET: **L3**

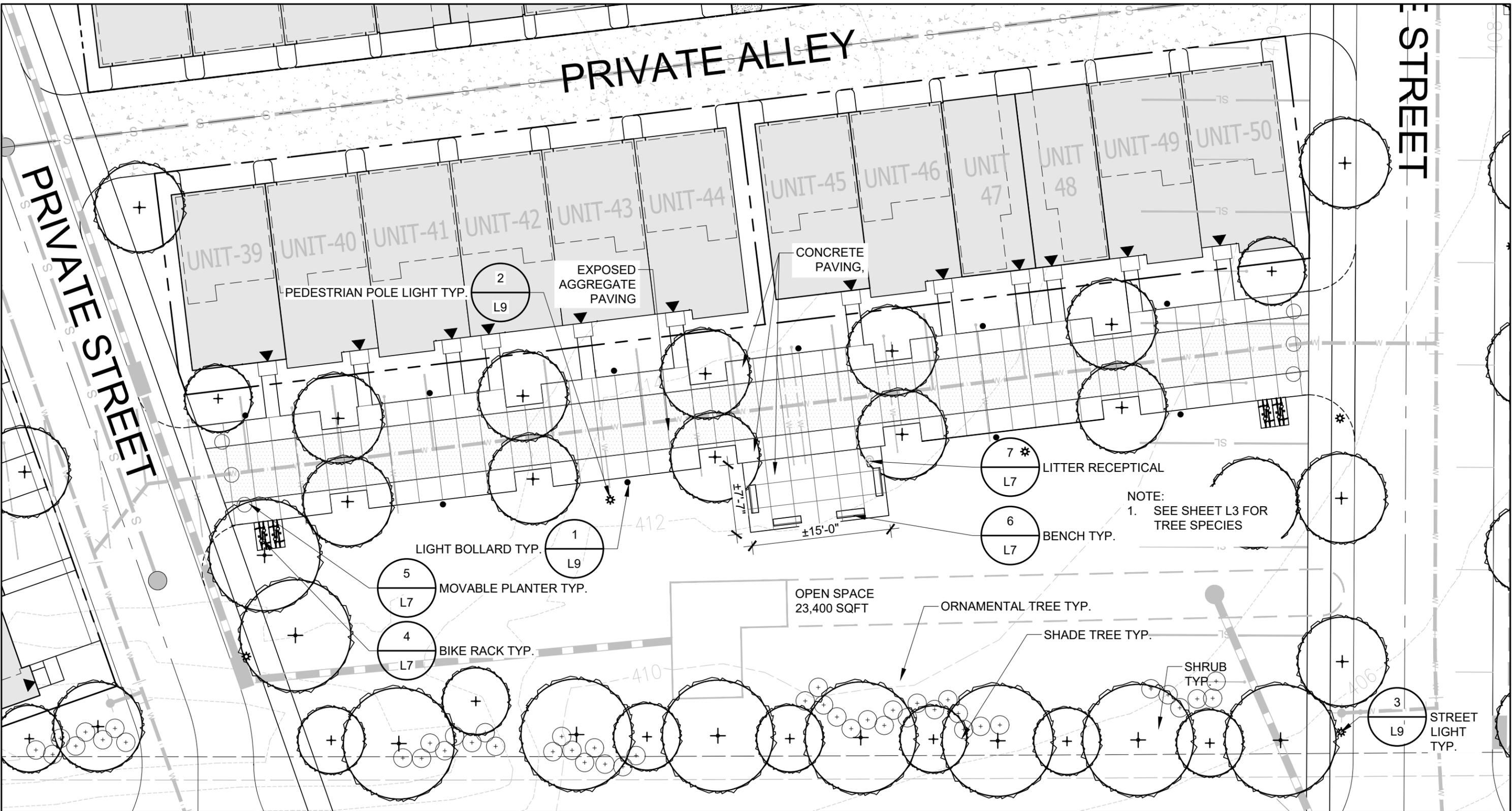
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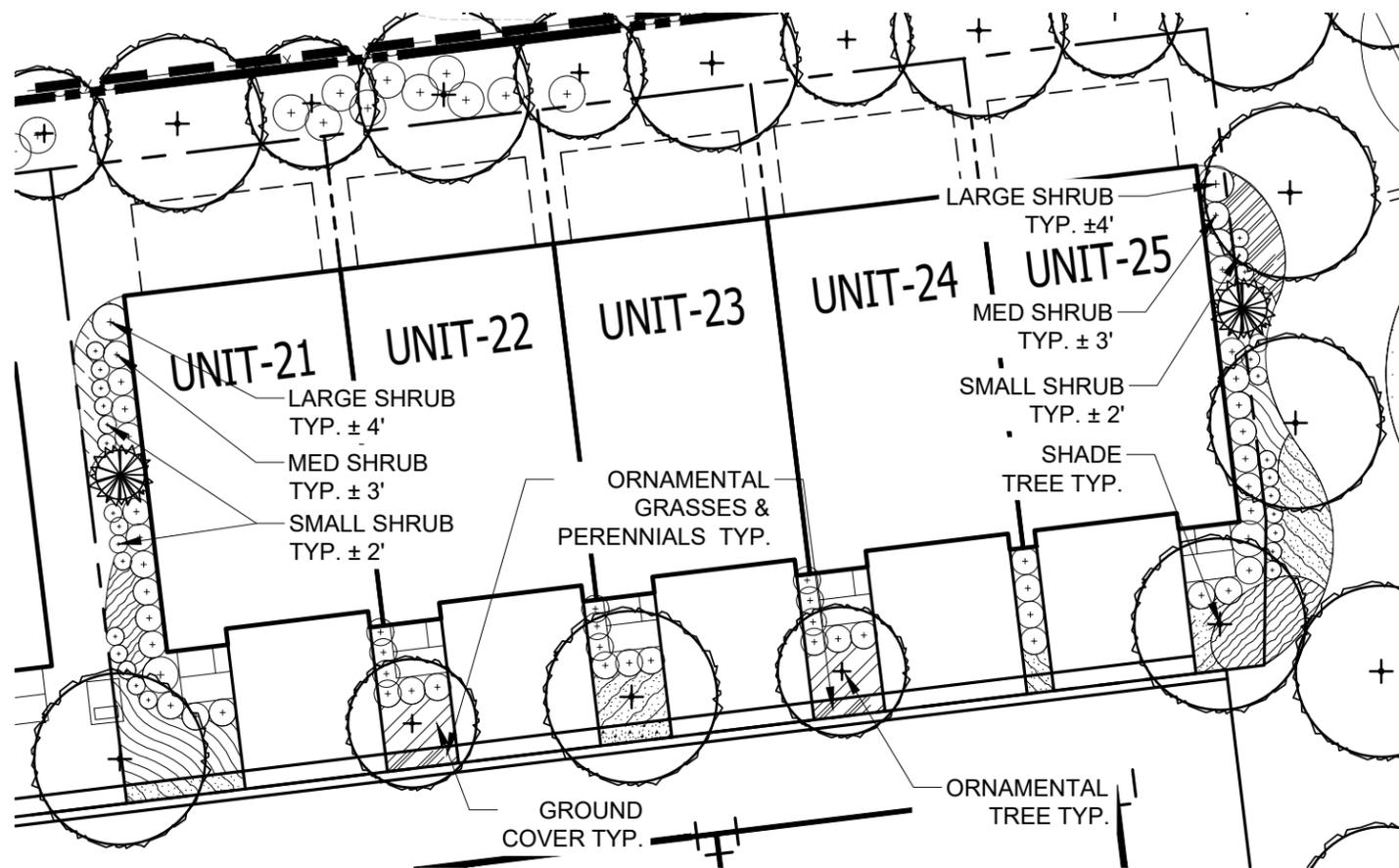
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DATE: 04.28.2020	SHEET: L4	OF: 9	SCALE: 1" = 20'-0"
		SCALE: Viewport Scale 	
		Tel: 703.719.6500 Fax: 703.719.6503 Email: frontdesk@studio39.com	

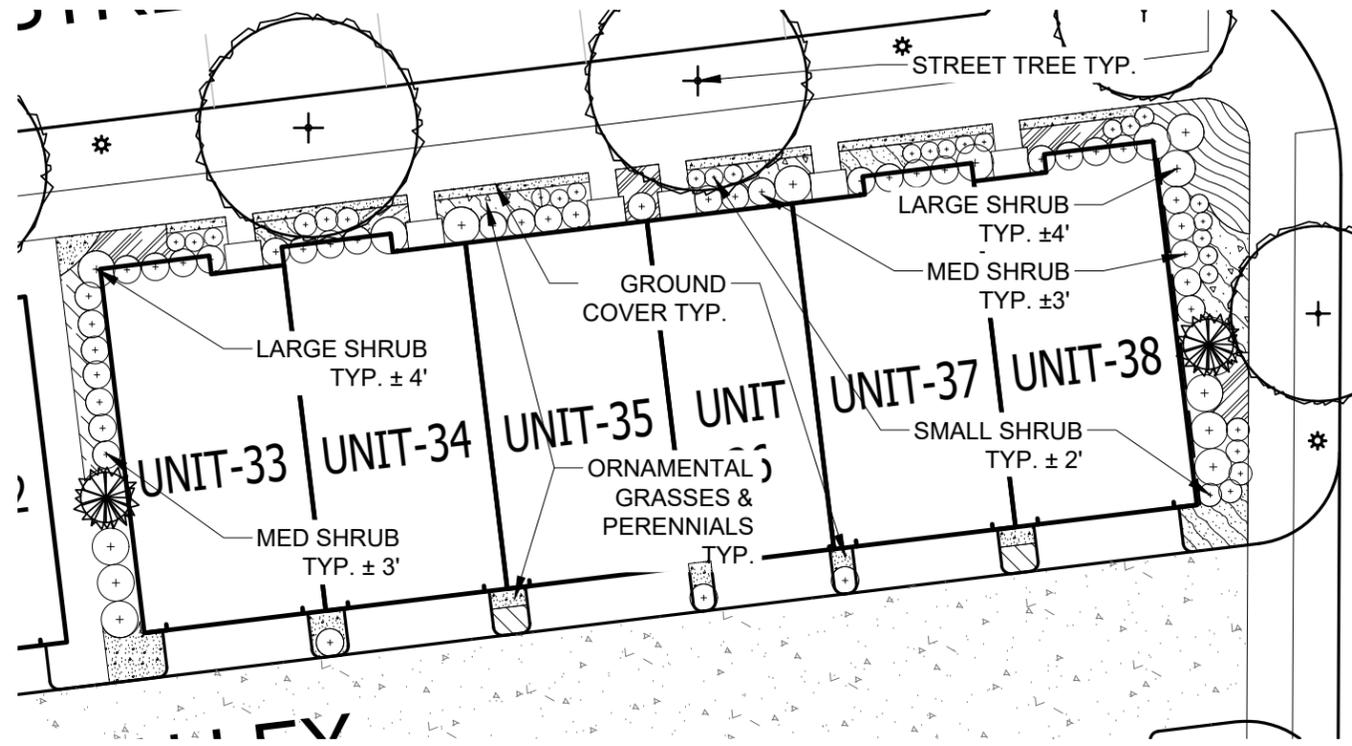


TYP. FOUNDATION LANDSCAPE PLAN -
FRONT LOAD UNITS

PLAN

1
L5

Scale: 1" = 20'-0"



TYP. FOUNDATION LANDSCAPE PLAN -
REAR LOAD UNITS

PLAN

2
L5

Scale: 1" = 20'-0"

NOTE:

-SEE PLANTING POOL ON PAGE L6.

-PLANTINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY. PLANTINGS ARE SHOWN TO CONVEY DESIGN INTENT AND MASSING. FINAL LANDSCAPE DESIGN WILL BE DETERMINED BY BUILDING ARCHITECTURE, TOWNHOUSE WINDOW PLACEMENT AND HEIGHT, SUN EXPOSURE, FINAL GRADING AND OTHER ENVIRONMENTAL CONDITIONS.

TYPICAL FOUNDATION PLANTINGS

3500 PICKETT RD

CITY OF FAIRFAX, VIRGINIA

SCALE: Viewport Scale



DATE: 04.28.2020

SHEET: L5

OF: 9

SCALE: 1" = 20'-0"

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Email: frontdesk@studio39.com

PLANT POOL BLOCK TYPE 1							
SHADE TREES	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	INVASIVE	REMARKS
Qp	Quercus phellos	Willow Oak	14'-16'	3"			B&B, full uniform crown, symmetrical branching, full specimen
SHRUBS	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE	SPACING	REMARKS
Ago	Abelia x grandiflora 'Rose Creek'	Rose Creek Abelia	12"-15"	18"-24"	#2 cont.	3' o.c.	healthy vigorous, well-rooted & established in container
Alm	Aronia melanocarpa 'UCONNAM165' TM	Low Scape Mound Chokeberry	12"-24"	18"-24"	#3 cont.	2.5' o.c.	healthy, vigorous, well-rooted & established in container
Ajr	Aucuba japonica 'Rozannie'	Rozannie Japanese Aucuba	15"-18"	18"-24"	#2 cont.	3' o.c.	healthy vigorous, well-rooted & established in container
RGC	Azalea x 'Girard's Crimson'	Girard's Crimson Azalea	18"-24"	18"-24"	#3 cont.	3' o.c.	healthy, vigorous, well-rooted & established in container
Bmg	Buxus microphylla 'Green Mountain'	Green Mountain Boxwood	18"-24"	18"-24"	#3 cont.	3' o.c.	healthy vigorous, well-rooted & established in container
Bmi	Buxus microphylla 'Wintergreen'	Wintergreen Boxwood	18"-24"	18"-24"	#3 cont.	3' o.c.	healthy vigorous, well-rooted & established in container
Bd	Buxus sempervirens 'Dee Runk'	Dee Runk American Boxwood	36 - 42"	18"-24"	#5 cont.	2' o.c.	healthy, vigorous, well-rooted & established in container
Csk	Cornus sericea 'Kelsey'	Kelsey Dogwood	18"-24"	18"-24"	#3 cont.	2' o.c.	full specimen, healthy, vigorous, well-rooted and established
Dxy	Deutzia x 'NCDX1'	Yuki Snowflake Deutzia	18"-24"	18"-24"	#3 cont.	2.5' o.c.	healthy, vigorous, well-rooted & established in container
Fgm	Fothergilla gardenii 'Mt. Airy'	Dwarf Witchalder	18"-24"	18"-24"	#3 cont.	3' o.c.	healthy, vigorous, well-rooted & established in container
Haa	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea	18"-24"	18"-24"	#3 cont.	4' o.c.	healthy, vigorous, well-rooted & established in container
Hqp	Hydrangea quercifolia 'Pee Wee'	Oakleaf Hydrangea	18"-24"	18"-24"	#3 cont.	3' o.c.	healthy, vigorous, well-rooted & established in container
Igs	Ilex glabra 'Shamrock'	Inkberry	24"-30"	18"-24"	#3 cont.	3' o.c.	healthy, vigorous, well-rooted & established in container
Ivl	Itea virginica 'Little Henry'	Virginia Sweetspire	18"-24"	18"-24"	#3 cont.	2' o.c.	healthy, vigorous, well-rooted & established in container
Plo	Prunus laurocerasus 'Otto Luyken'	Luykens Laurel	18"-24"	18"-24"	#3 cont.	4' o.c.	healthy, vigorous, well-rooted & established in container
Pls	Prunus laurocerasus 'Schipkaensis'	Schipka Laurel	24"-30"	18"-24"	B&B	4' o.c.	healthy vigorous, well-rooted & established
PERENNIALS, ORNAMENTAL GRASSES AND FERNS	BOTANICAL NAME	COMMON NAME	CONT.	COLOR	SPACING	INVASIVE	REMARKS
Blm	Baptisia x 'Lemon Meringue' TM	Decadence Lemon Meringue False Indigo	1 qt.		36" o.c.		full specimen, healthy, vigorous, well-rooted and established
Cak	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#1 cont.		18" o.c.		full specimen, healthy, vigorous, well-rooted and established
Cea	Carex elata 'Aurea'	Sedge	1 qt.		12" o.c.		full specimen, healthy, vigorous, well-rooted and established
Cve	Coreopsis verticillata	Tickseed	#1 cont.	yellow	18" o.c.		full specimen, healthy, vigorous, well-rooted and established
Lsc	Liriope spicata	Creeping Lily Turf	1 qt.		12" o.c.		full specimen, healthy, vigorous, well-rooted and established
Nfw	Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint	#1 cont.	blue	16" o.c.		full specimen, healthy, vigorous, well-rooted and established
PaH	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	#3 cont.		18" o.c.		full specimen, healthy, vigorous, well-rooted and established
PAL	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	#1 cont.	blue	24" o.c.		full specimen, healthy, vigorous, well-rooted and established

PLANT POOL BLOCK TYPE 2							
SHADE TREES	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	INVASIVE	REMARKS
Qp	Quercus phellos	Willow Oak	14'-16'	3"			B&B, full uniform crown, symmetrical branching, full specimen
Qru	Quercus rubra	Red Oak	14'-16'	3"			B&B, full uniform crown, symmetrical branching, full specimen
UNDERSTORY TREES	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	INVASIVE	REMARKS
Ad	Amelanchier arborea	Downy Serviceberry	8'-10'	3"			B&B, full uniform crown, symmetrical branching, full specimen
SHRUBS	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE	SPACING	REMARKS
Ago	Abelia x grandiflora 'Rose Creek'	Rose Creek Abelia	12"-15"	18"-24"	#2 cont.	3' o.c.	healthy vigorous, well-rooted & established in container
Alm	Aronia melanocarpa 'UCONNAM165' TM	Low Scape Mound Chokeberry	12"-24"	18"-24"	#3 cont.	2.5' o.c.	healthy, vigorous, well-rooted & established in container
Bmw	Buxus microphylla 'Winter Gem'	Globe Winter Gem Boxwood	18"-24"	18"-24"	#3 cont.	4' o.c.	healthy vigorous, well-rooted & established in container
Bmi	Buxus microphylla 'Wintergreen'	Wintergreen Boxwood	18"-24"	18"-24"	#3 cont.	3' o.c.	healthy vigorous, well-rooted & established in container
Bd	Buxus sempervirens 'Dee Runk'	Dee Runk American Boxwood	36 - 42"	18"-24"	#5 cont.	2' o.c.	healthy, vigorous, well-rooted & established in container
Cbb	Caryopteris x clandonensis 'Korball'	Blue Balloon Bluebeard	24"-30"	24"-30"	#3 cont.		healthy, vigorous, well-rooted & established in container
Csk	Cornus sericea 'Kelsey'	Kelsey Dogwood	18"-24"	18"-24"	#3 cont.	2' o.c.	full specimen, healthy, vigorous, well-rooted and established
Fgm	Fothergilla gardenii 'Mt. Airy'	Dwarf Witchalder	18"-24"	18"-24"	#3 cont.	3' o.c.	healthy, vigorous, well-rooted & established in container
Haa	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea	18"-24"	18"-24"	#3 cont.	4' o.c.	healthy, vigorous, well-rooted & established in container
Igs	Ilex glabra 'Shamrock'	Inkberry	24"-30"	18"-24"	#3 cont.	3' o.c.	healthy, vigorous, well-rooted & established in container
Ivl	Itea virginica 'Little Henry'	Virginia Sweetspire	18"-24"	18"-24"	#3 cont.	2' o.c.	healthy vigorous, well-rooted & established in container
PERENNIALS, ORNAMENTAL GRASSES AND FERNS	BOTANICAL NAME	COMMON NAME	CONT.	COLOR	SPACING	INVASIVE	REMARKS
Ats	Amsonia tabernaemontana salicifolia	Bluestar	#1 cont.		24" o.c.		full specimen, healthy, vigorous, well-rooted and established
Blm	Baptisia x 'Lemon Meringue' TM	Decadence Lemon Meringue False Indigo	1 qt.		36" o.c.		full specimen, healthy, vigorous, well-rooted and established
Cea	Carex elata 'Aurea'	Sedge	1 qt.		12" o.c.		full specimen, healthy, vigorous, well-rooted and established
Cve	Coreopsis verticillata	Tickseed	#1 cont.	yellow	18" o.c.		full specimen, healthy, vigorous, well-rooted and established
Lsp	Liatis spicata	Spike Gayfeather	#1 cont.	purple	8" o.c.		full specimen, healthy, vigorous, well-rooted and established
Lsc	Liriope spicata	Creeping Lily Turf	1 qt.		12" o.c.		full specimen, healthy, vigorous, well-rooted and established
Nfw	Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint	#1 cont.	blue	16" o.c.		full specimen, healthy, vigorous, well-rooted and established
PaH	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	#3 cont.		18" o.c.		full specimen, healthy, vigorous, well-rooted and established
Vrc	Veronica spicata 'Royal Candles'	Spike Speedwell	1 qt.		10" o.c.		full specimen, healthy, vigorous, well-rooted and established

PLANTING POOL

3500 PICKETT RD

CITY OF FAIRFAX, VIRGINIA

SCALE AS SHOWN



DATE:

04.28.2020

SHEET:

L6

OF:

9

SCALE:

SCALE AS SHOWN

STUDIO39

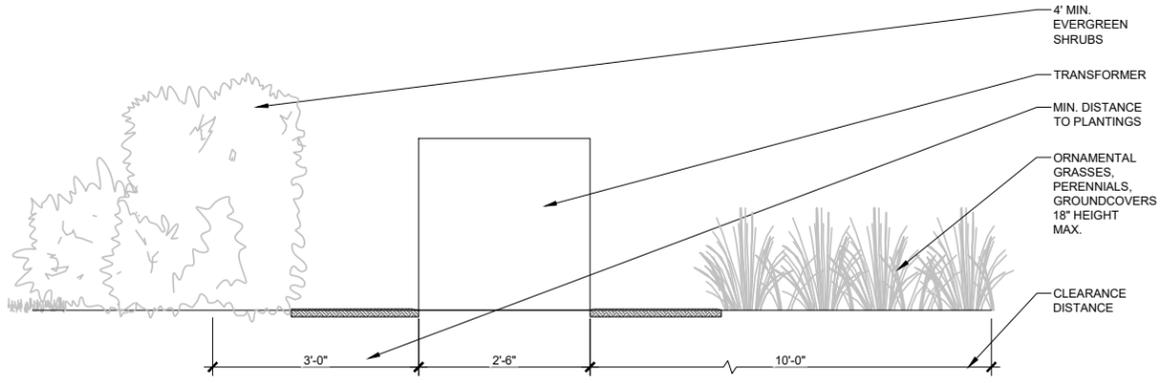
 Landscape Architecture, P.C.

 6416 Grovedale Drive, Suite 100-A

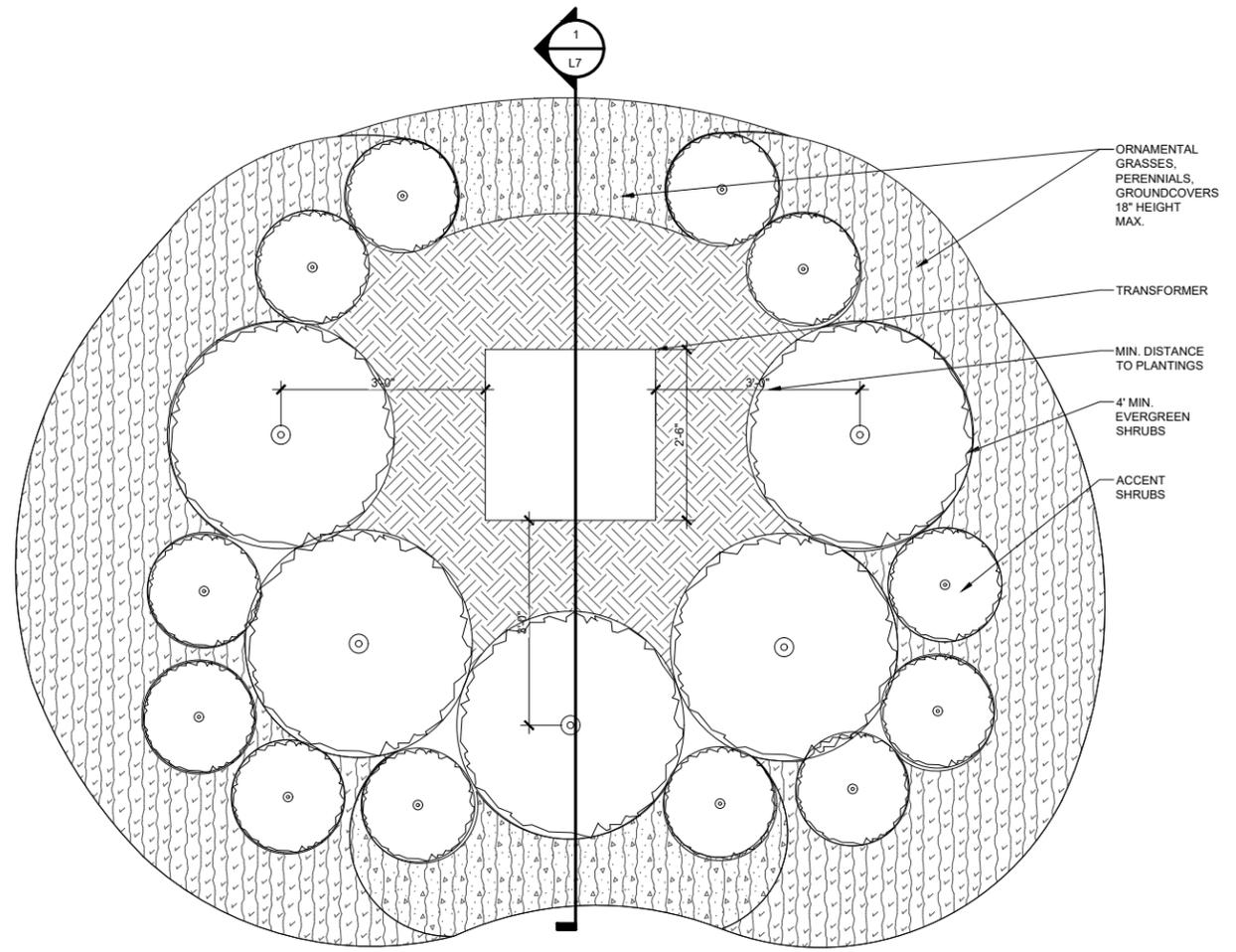
 Alexandria, Virginia 22310

 Tel: 703.719.6500 Fax: 703.719.6503

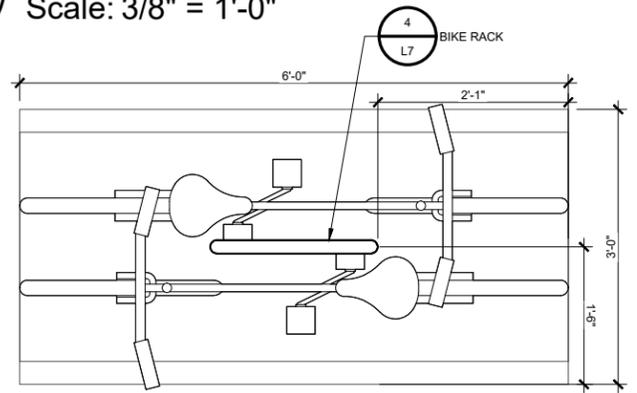
 Email: frontdesk@studio39.com



1 TRANSFORMER SCREEN SECTION SECTION
 Scale: 3/8" = 1'-0"



2 TRANSFORMER SCREEN PLAN SECTION
 Scale: 3/8" = 1'-0"



3 BIKE RACK LAYOUT SECTION
 Scale: 1/2" = 1'-0"



MODEL #: BRWS-101 OR APPROVED EQUAL
 DESCRIPTION: SINGLE WIDE LOOP BIKE RACK CONSTRUCTED OF 2" OD SCHEDULE 40 TUBULAR STEEL PIPE
 COLOR/FINISH: BLACK
 QUANTITY: PER PLAN
 COMPANY: VICTOR STANLEY
 P.O. DRAWER 330
 DUNKIRK, MD 20754
 www.victorstanley.com
 CONTACT: CLAIRE COOLIDGE
 P: 301.855.8300
 F: 410.257.7579

NOTES:
 1) INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND GOVERNING MUNICIPAL REQUIREMENTS.
 2) CONTRACTOR TO VERIFY QUANTITIES.



MODEL: SQUARE SERIES PRECAST CONCRETE PLANTER OR APPROVED EQUAL
 SIZE: 36" DIA. X 27" H
 COLOR: TAUPE
 QUANTITY: PER PLAN
 COMPANY: LANDSCAPE FORMS - KORNEGAY DESIGN
 7800 E/ MICHIGAN AVE.
 KALAMAZOO, MI 49048
 (P) 800.430.6209
 NOTES: 1)INSTALL PER MANUFACTURER'S RECOMMENDATIONS
 2)CONTRACTOR TO VERIFY QUANTITIES



MODEL: REST BENCH BACKED W/ARMS OR APPROVED EQUAL
 SIZE: 21"x80"x18"
 COLOR: BRONZE & JARRAH WOOD
 QUANTITY: PER PLAN
 COMPANY: LANDSCAPE FORMS
 7800 E/ MICHIGAN AVE.
 KALAMAZOO, MI 49048
 (P) 800.430.6209
 NOTES: 1)INSTALL PER MANUFACTURER'S RECOMMENDATIONS
 2)CONTRACTOR TO VERIFY QUANTITIES



MODEL: LAKESIDE LITTER - GRASS TOP OPEN LITTER RECEPTICAL OR APPROVED EQUAL
 MODEM: MODERN
 SIZE: 21" X 36" X 35 GAL.
 COLOR: BRONZE
 QUANTITY: PER PLAN
 COMPANY: LANDSCAPE FORMS
 7800 E/ MICHIGAN AVE.
 KALAMAZOO, MI 49048
 (P) 800.430.6209
 NOTES: 1)INSTALL PER MANUFACTURER'S RECOMMENDATIONS
 2)CONTRACTOR TO VERIFY QUANTITIES

4 BIKE RACK PROD. INFO.
 Scale: NTS

5 MOVABLE PLANTER PROD. INFO.
 Scale: NTS

6 BENCH PROD. INFO.
 Scale: NTS

7 LITTER RECEPTICAL PROD. INFO.
 Scale: NTS

HARDSCAPE DETAILS

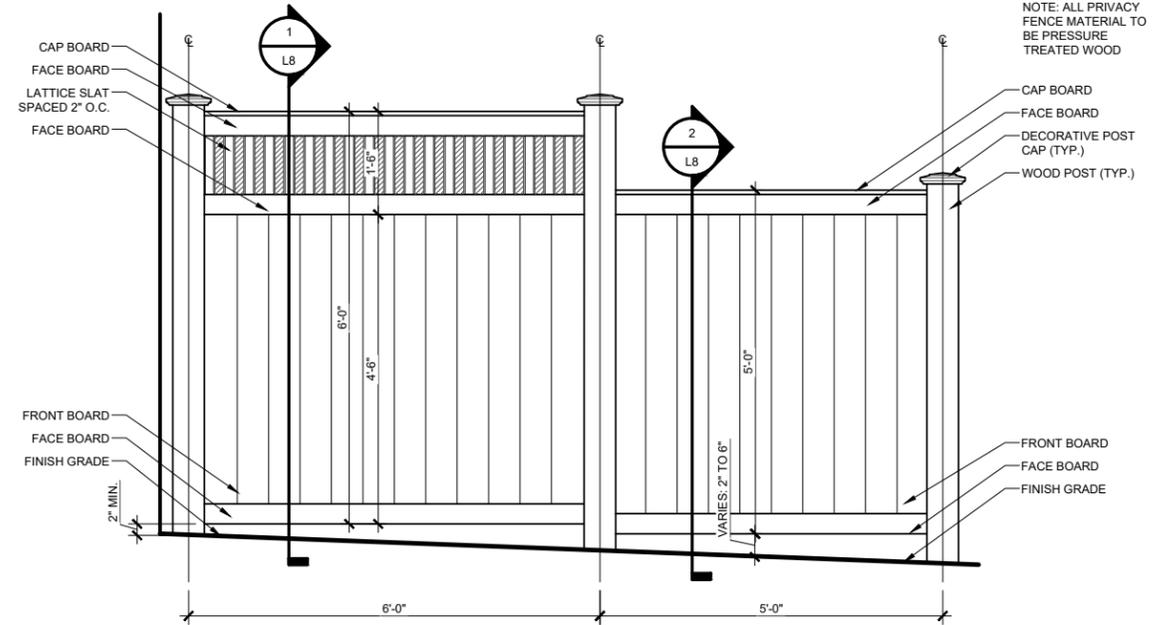
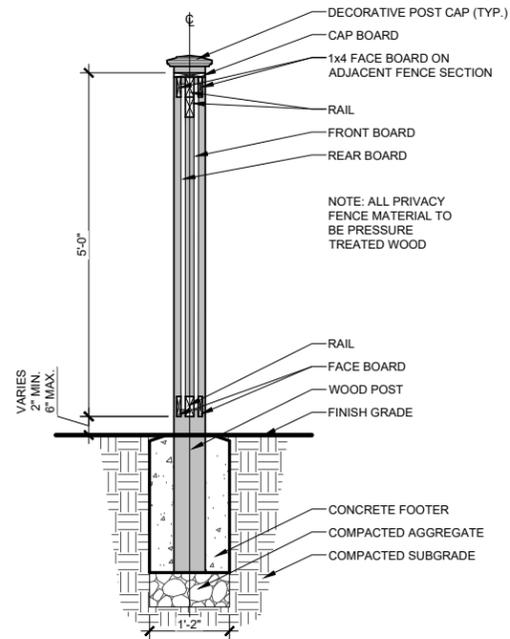
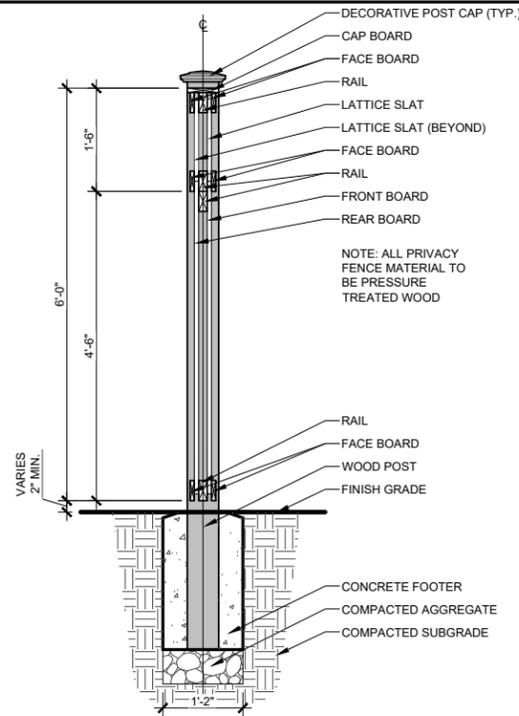
3500 PICKETT RD

CITY OF FAIRFAX, VIRGINIA

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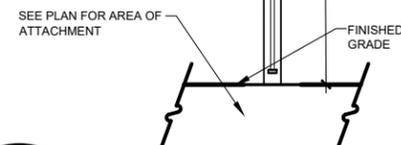


1 PRIVACY FENCE SECTION A
L8 Scale: 3/8" = 1'-0"

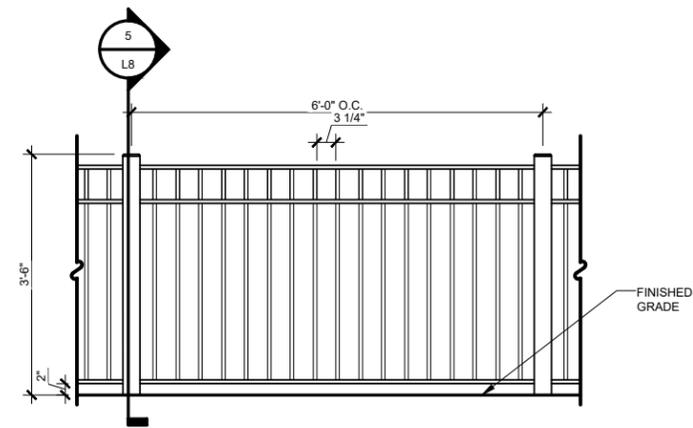
2 PRIVACY FENCE SECTION B
L8 Scale: 3/8" = 1'-0"

3 PRIVACY FENCE ELEVATION
L8 Scale: 3/8" = 1'-0"

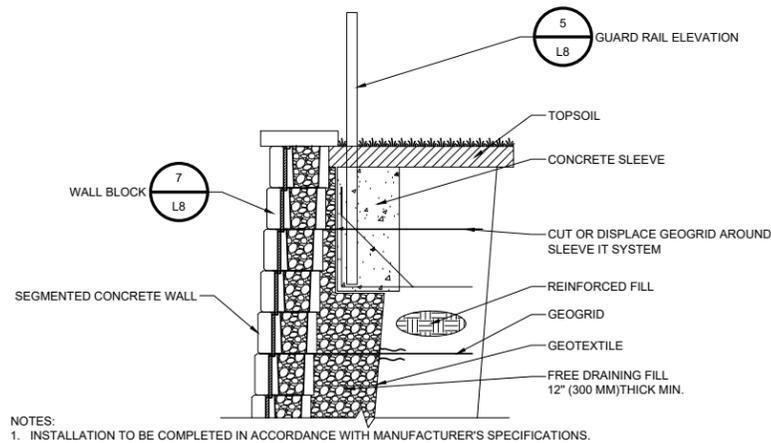
METAL NOTES:
 • ALL RUST ON MEMBERS TO BE REMOVED WITH WIRE BRUSH AND ELEMENTS CLEANED PRIOR TO PRIMING. ELEMENTS TO BE PRIMED IMMEDIATELY AFTER CLEANING
 • ALL RAILING MEMBERS TO BE PAINTED WITH TWO COATS DURON BRAND DURA CLAD DAMP PROOF RED OXIDE METAL PRIMER AND TWO COATS DURON DURA CLAD ALKYD ENAMEL
 • COLOR: DARK BRONZE TO COMPLEMENT TOWNHOUSES
 • FINISH: SEMI-GLOSS
 • ALL WELDS TO BE SMOOTH GROUND
 • ADHERE TO "STRUCTURAL WELDING CODEANSI/AWS D1.1-96," AMERICAN WELDING SOCIETY



4 GUARD RAIL SECTION
L8 Scale: 3/8" = 1'-0"



5 GUARD RAIL ELEVATION
L8 Scale: 3/8" = 1'-0"



6 RETAINING WALL WITH GUARD RAIL SECTION
L8 Scale: 3/8" = 1'-0"



MODEL: SEMMA WALL BLOCK OR APPROVED EQUAL
 SIZE: 5 7/8" X 16"
 COLOR: SHALE GREY
 QUANTITY: PER PLAN
 COMPANY: TECHO-BLOC
 5255 ALBERT-MILLICHAMP,
 ST-HUBERT, QC J3Y 8Z8
 (P) 877.832.4625
 CONTACT: MIKE NADOLSKI
 P) 703.393.2828.231
 C) 703.853.9048
 mike@stoneva.com
 NOTES:
 1)INSTALL PER MANUFACTURER'S RECOMMENDATIONS
 2)CONTRACTOR TO VERIFY QUANTITIES

7 WALL BLOCK PROD. INFO.
L8 Scale: NTS

HARDSCAPE DETAILS

3500 PICKETT RD

CITY OF FAIRFAX, VIRGINIA

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DATE:	04.28.2020	SHEET:	L8	OF:	9	SCALE:	SCALE AS SHOWN
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 Email: frontdesk@studio39.com



MODEL: 84 063 LIGHT BOLLARD - LED SQUARE OR APPROVED EQUAL
 COLOR: BLACK
 SIZE: 39 1/2" H x 6 1/2" W
 QUANTITY: PER PLAN
 COMPANY: BEGA
 1000 BEGA WAY
 CARPINTERIA, CA 93013
 (P) 805.566.9474
 CONTACT: LIGHTING ENVIRONMENTS
 DEVIN CREHAN
 (P) 410.712.0239
 NOTES: 1)INSTALL PER MANUFACTURER'S RECOMMENDATIONS
 2)CONTRACTOR TO PROVIDE ALL CONDUIT, WIRING, PERMITS, ETC TO INSTALL
 3)COORDINATE POWER CONNECTION W/ OWNER



MODEL: 84 065 LIGHT ELEMENT - LED SQUARE OR APPROVED EQUAL
 COLOR: BLACK
 SIZE: 177" H x 8 1/2" W
 QUANTITY: PER PLAN
 COMPANY: BEGA
 1000 BEGA WAY
 CARPINTERIA, CA 93013
 (P) 805.566.9474
 CONTACT: LIGHTING ENVIRONMENTS
 DEVIN CREHAN
 (P) 410.712.0239
 NOTES: 1)INSTALL PER MANUFACTURER'S RECOMMENDATIONS
 2)CONTRACTOR TO PROVIDE ALL CONDUIT, WIRING, PERMITS, ETC TO INSTALL
 3)COORDINATE POWER CONNECTION W/ OWNER



MSRP- G2 LED TYPE III POST TOP W/ RA61 POLE OR APPROVED EQUAL
 COLOR: BLACK
 SIZE: FIXTURE: 27 1/2" H x 23" W
 POLE: 14"H
 QUANTITY: PER PLAN
 COMPANY: SIGNIFY
 200 FRANKLIN SQUARE DRIVE,
 SOMERSET, NJ 08873
 P: 855-486-2216
 CONTACT: LIGHTING ENVIRONMENTS
 DEVIN CREHAN
 (P) 410.712.0239
 NOTES: 1)INSTALL PER MANUFACTURER'S RECOMMENDATIONS
 2)CONTRACTOR TO PROVIDE ALL CONDUIT, WIRING, PERMITS, ETC TO INSTALL
 3)COORDINATE POWER CONNECTION W/ OWNER

1 LIGHT BOLLARD PROD. INFO.
 L9 Scale: NTS

2 PEDESTRIAN POLE LIGHT PROD. INFO.
 L9 Scale: NTS

3 STREET LIGHT PROD. INFO.
 L9 Scale: NTS

EXTERIOR LIGHT ON THE TOWNHOMES

H2A



Project: Type:
 Prepared By: Date:

Lamp Info		Ballast Info	
Type	PAR38	Type	N/A
Watts	300W	Voltage	120V N/A
Shape/Size	N/A	Voltage	208V N/A
Base	N/A	Voltage	240V N/A
ANSI	N/A	Voltage	277V N/A
Hours	N/A	Input Watts	0.00W
Lamp Lumen's	N/A		
Efficiency	N/A		

Technical Specifications

Listings:
 UL Listed:
 Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground. Can be aimed above horizontal with accessory hood or visor.

Electrical:
 Sockets:
 Porcelain with all copper current carrying components.

Other:
 Compatibility with old H100:
 H101 floods and accessories replace the discontinued RAB H100 and accessories. Parts are not interchangeable. Contact factory for price and availability of the old H100 Series.

Buy American Act Compliance:
 RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Gaskets:
 High temperature silicone rubber gaskets around both socket and lens.

Optical:
 Lamps:
 Medium base PAR-38 lamps up to 150 watts. Halogen lamps give brighter light and choice of beam spreads.

Construction:
 Swivels:
 Fully adjustable with sure-grip locks. 1/2" NPS threaded arm with serrated locking wheel fits all standard mounting covers. Color matched E2 Grip lock nuts.

Housings:
 Die-cast aluminum with powder coat finish.

LOCATION	MANUFACTURER	MODEL	LAMP	FINISH	NOTES
FRONT DOOR (2)	Sea Gull	8520701-71	Satco S29835 LED	Bronze	
ROOF TERRACE & REAR DECK (2)	Sea Gull	8520701-71	Satco S29835 LED	Bronze	Individual etched glass diffuser (see L9)
REAR FLOOD (OVER GAR DOOR) (2)	RAB Lighting	H2A	Satco S29835 LED PAR38	Bronze	

Additional Notes: (2) NATURE BENCH DOORWAY FIXTURES; PAR38 BOTTOM

RAB

GENERATION LIGHTING

8520701-71: Small One Light Outdoor Wall Lantern



Dimensions:
 Width: 4 1/2"
 Height: 14"
 Weight: 3.3 lbs.
 Extends: 4 1/8"
 Wire: 6 1/2" (color/Black/White)
 Mounting Proc.: Screw(s)
 Connection: Mounted To Box

Bulbs:
 1 - Medium T10 60w Max. 120v - Not included
 0 - Medium A19 60w Max. 120v - Not included

Features:
 • Easily converts to LED with optional replacement lamps
 • Meets Title 24 energy efficiency standards
 • Title 24 compliant if used with Joint Appendix (JAB) approved light bulbs listed in the California Energy Commission Appliance database.

Material List:
 1 Body - Aluminum - Antique Bronze

Safety Listing:
 Safety Listed for Wet Locations

Instruction Sheets:
 Trilingual (English, Spanish, and French)
 (990W8518301-8718301-8520701-8720701...ALB)

Collection: Alban
 UPC #:785652071157
 Finish: Antique Bronze (71)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Filter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Shade	Glass	Etched Opal	1		2 7/8	2 7/8	12					

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	14	4 1/2	5/8		7	

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8518301-04	1	785652071157	18.5	7.25	7.25	0.563	3.8	125	Yes
NJ Pallet		140		48	40	74	82.222	532		No
NV Pallet		140		48	40	74	82.222	532		No

LIGHTING PRODUCT INFORMATION

3500 PICKETT RD

CITY OF FAIRFAX, VIRGINIA

SCALE AS SHOWN



DATE: 04.28.2020 SHEET: L9 OF: 9 SCALE: SCALE AS SHOWN

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BAR Submission for May 6, 2020 Hearing

3500 Pickett Rd

Submission Date: April 22, 2020



3500 Pickett Rd

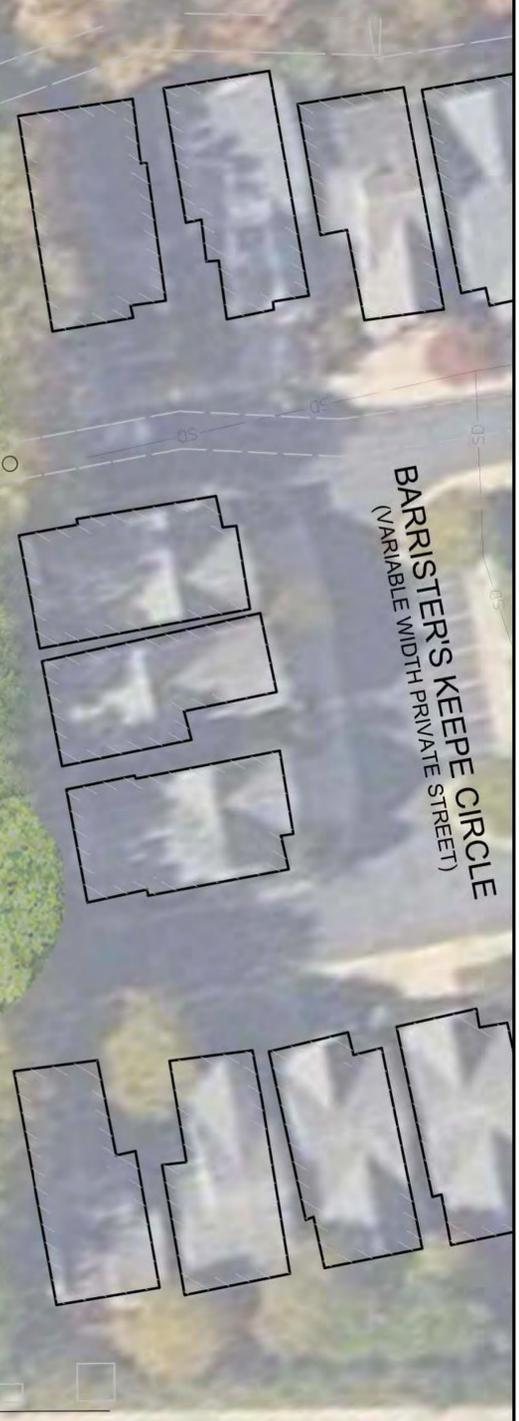
Submission Date: April 22, 2020
with revisions through May 21, 2020 to reflect BAR guidance

THE NEIGHBORHOODS OF

EYA *life within walking distance*[®]

New/revised pages are indicated with a new date. Where no changes were made, the submission date is indicated as 4/22/20.





BAR Submission 4/22/20

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SITE PLAN
APRIL 22, 2020

PICKETT ROAD
CITY OF FAIRFAX, VA

Scale: N.T.S.

C1



'A' UNIT (25)

'B' UNIT (20)

'C' UNIT (5)

BAR Submission 4/22/20

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KEY PLAN
APRIL 22, 2020

PICKETT ROAD
CITY OF FAIRFAX, VA

C2

Scale: N.T.S.



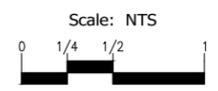
BAR Submission 4/22/20

SCHEMATIC RENDERING

FEBRUARY 14, 2020

3500 PICKETT ROAD

CITY OF FAIRFAX



A1



ENGINEERING SURVEYING/GEOMATICS
LANDSCAPE ARCHITECTURE PLANNING
VIKA VIRGINIA, LLC
8180 GREENSBORO DRIVE SUITE 200
TYSONS, VIRGINIA 22102
PHONE: (703) 442-7800
FAX: (703) 761-2787
TYSONS, VA. GERMANTOWN, MD.

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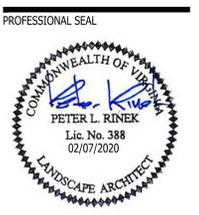
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EYA DEVELOPMENT LLC
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LANDSCAPE ARCHITECT:
STUDIO 39
6416 GROVEDALE DRIVE
ALEXANDRIA, VA 22310
ATTN: JOE PLUMPE
(703) 719-6500

REVISIONS	DATE
2ND SUBMISSION	02/07/2020



3500 PICKETT ROAD
CITY OF FAIRFAX, VIRGINIA

ARCHITECTURAL ELEVATIONS

A2



B TYPICAL BUILDING ELEVATIONS (UNIT A)
Scale: 1/8" = 1'-0"
FRONT LOAD ELEVATIONS



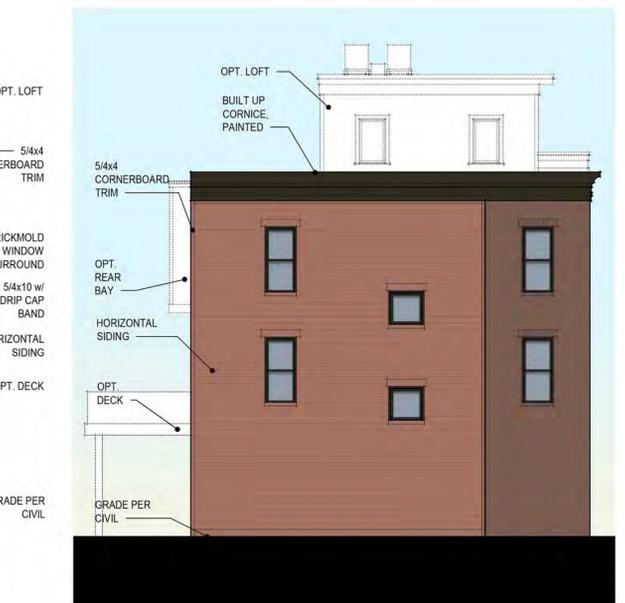
A TYPICAL BUILDING ELEVATIONS (UNIT B & C)
Scale: 1/8" = 1'-0"
REAR LOAD ELEVATIONS



UNIT TYPE 'A' - ALTERNATE SIDE ELEVATION



UNIT TYPE 'A' - REAR ELEVATION



UNIT TYPE 'A' - STANDARD SIDE ELEVATION

B TYPICAL BUILDING ELEVATIONS

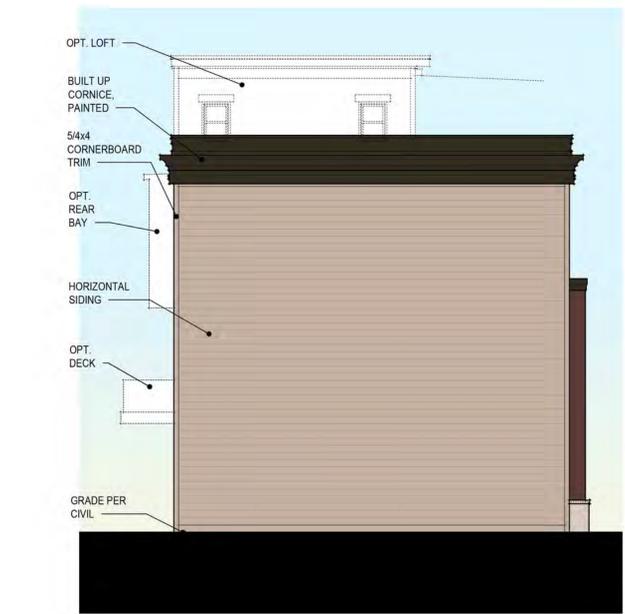
Scale: 1/8" = 1'-0"



UNIT TYPES 'B' & 'C' - ALTERNATE SIDE ELEVATION



UNIT TYPES 'B' & 'C' - REAR ELEVATION



UNIT TYPES 'B' & 'C' - STANDARD SIDE ELEVATION

(AT CONDITIONS WHERE BUILDING TO BUILDING SEPARATION IS LESS THAN 10FT)

A TYPICAL BUILDING ELEVATIONS

Scale: 1/8" = 1'-0"

BAR Submission 4/22/20

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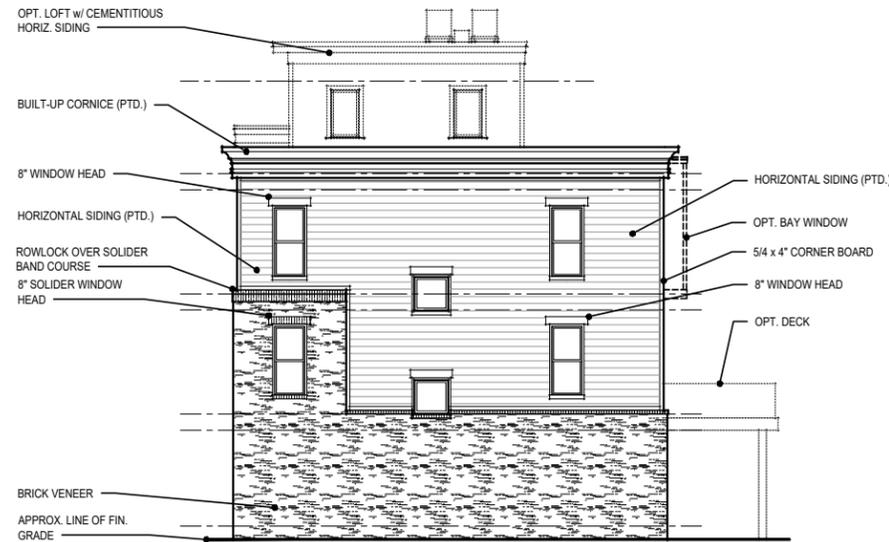
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SCHEMATIC ELEVATIONS
APRIL 22, 2020

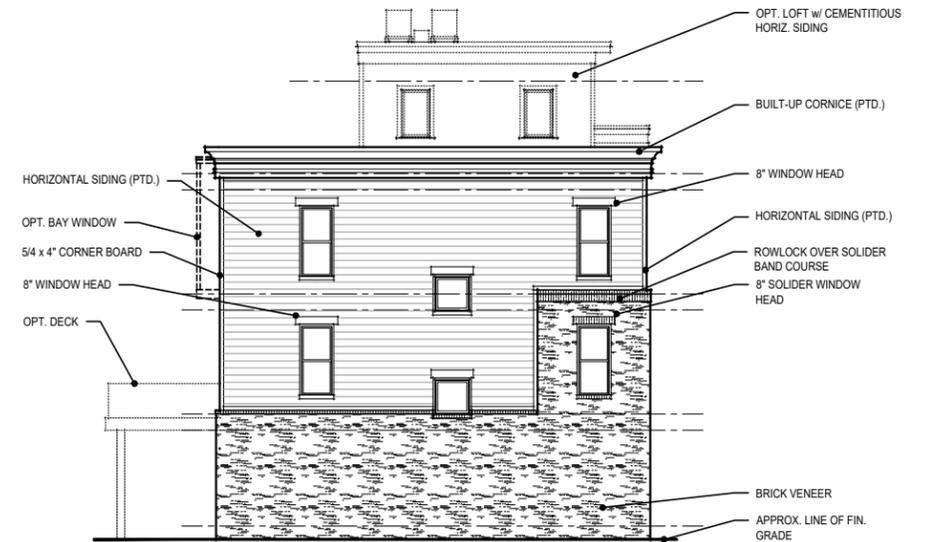
PICKETT ROAD
CITY OF FAIRFAX, VA

Scale: 1/8" = 1'-0"

A2a



C RIGHT SIDE ELEVATION - LOT 8
 Scale: 1/16" = 1'-0" (ALTERNATE)



B LEFT SIDE ELEVATION - LOT 1
 Scale: 1/16" = 1'-0" (ALTERNATE)



A REAR ELEVATION - LOTS 1-8
 Scale: 1/16" = 1'-0"

BAR Supplemental Submission 5/21/20

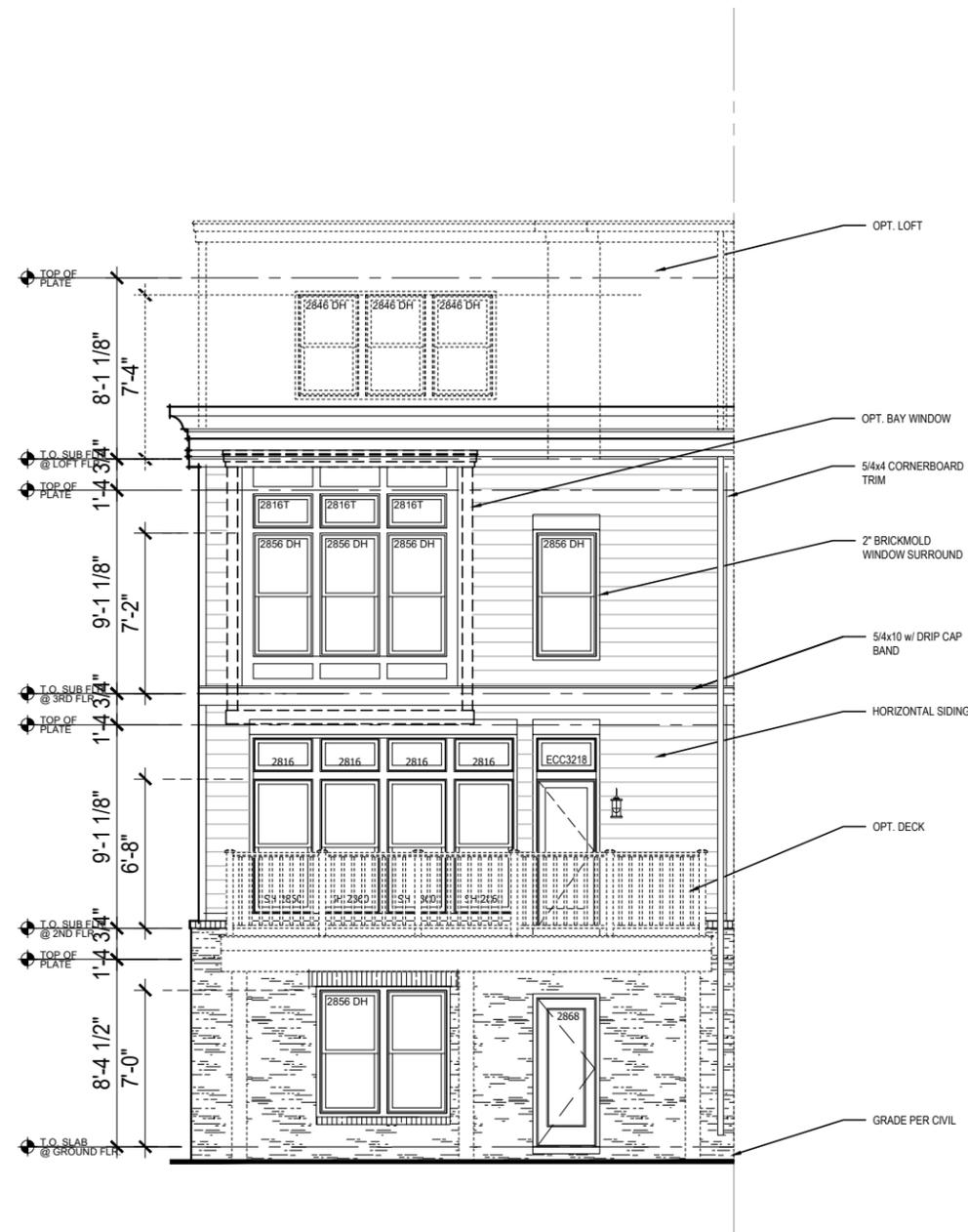


FRONT ELEVATION #1

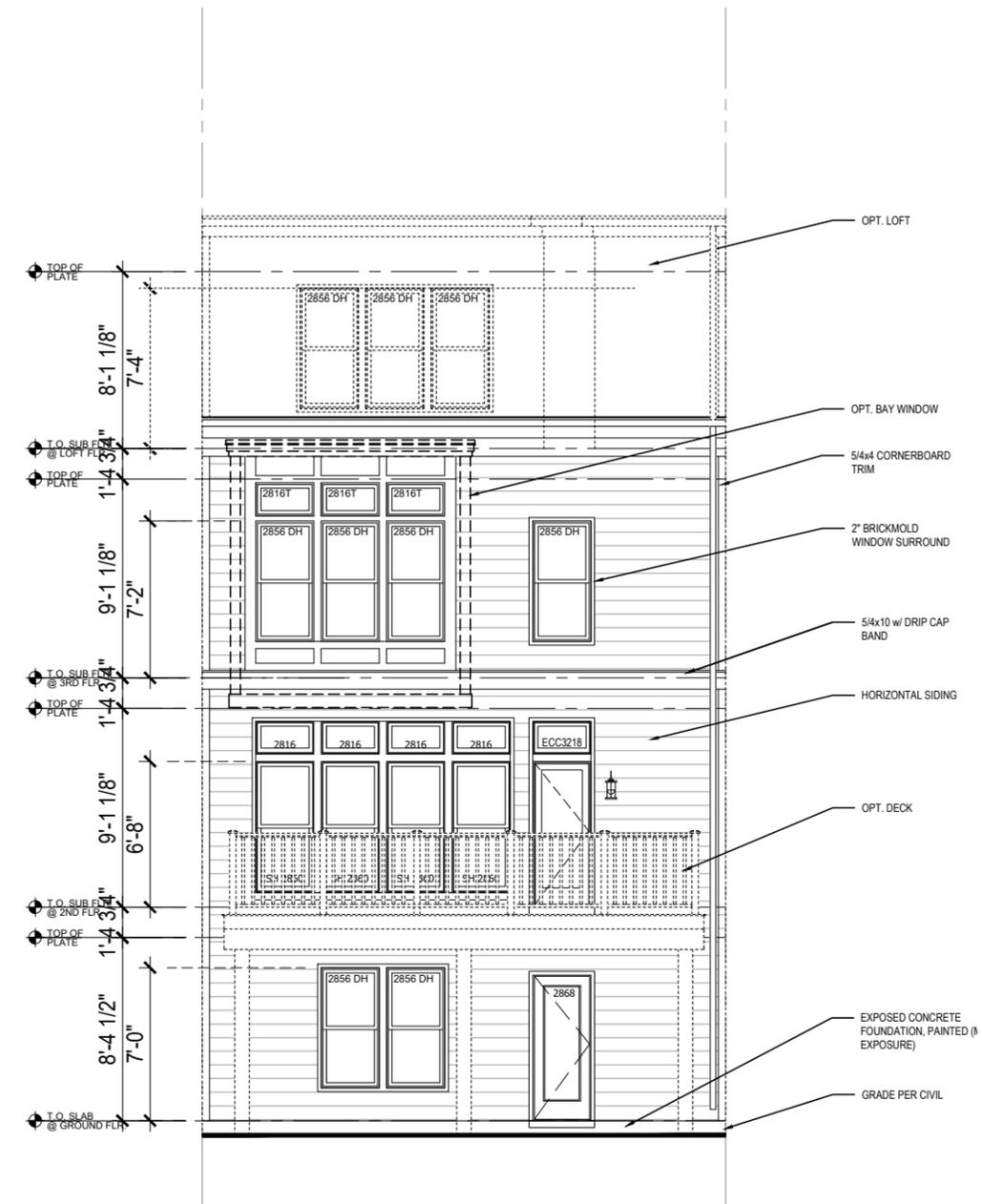


FRONT ELEVATION #2

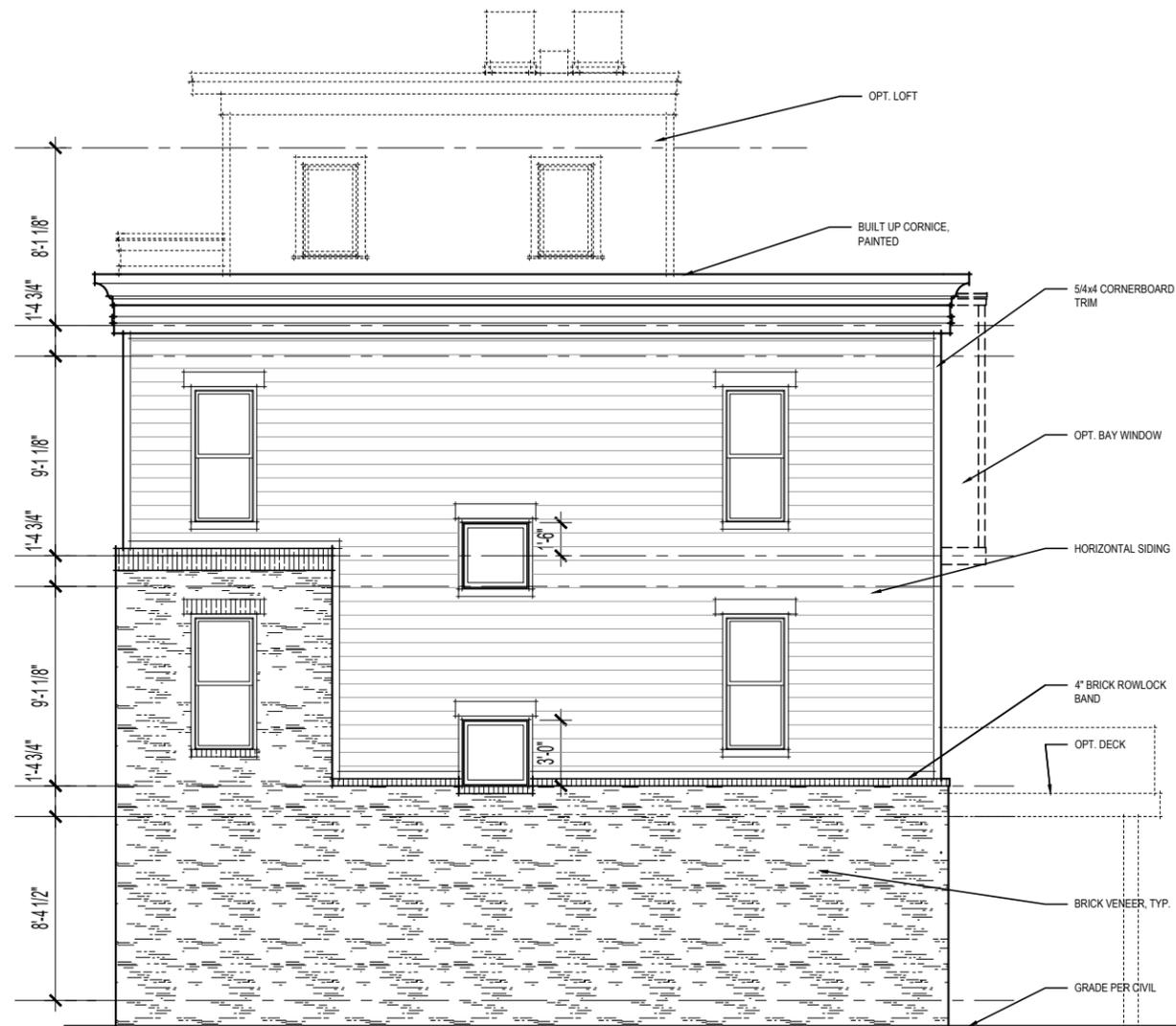
BAR Supplemental Submission 5/21/20
 BAR Submission 4/22/20



REAR ELEVATION - ALTERNATE
(Lot 1, Lots 2-4 similar)



REAR ELEVATION

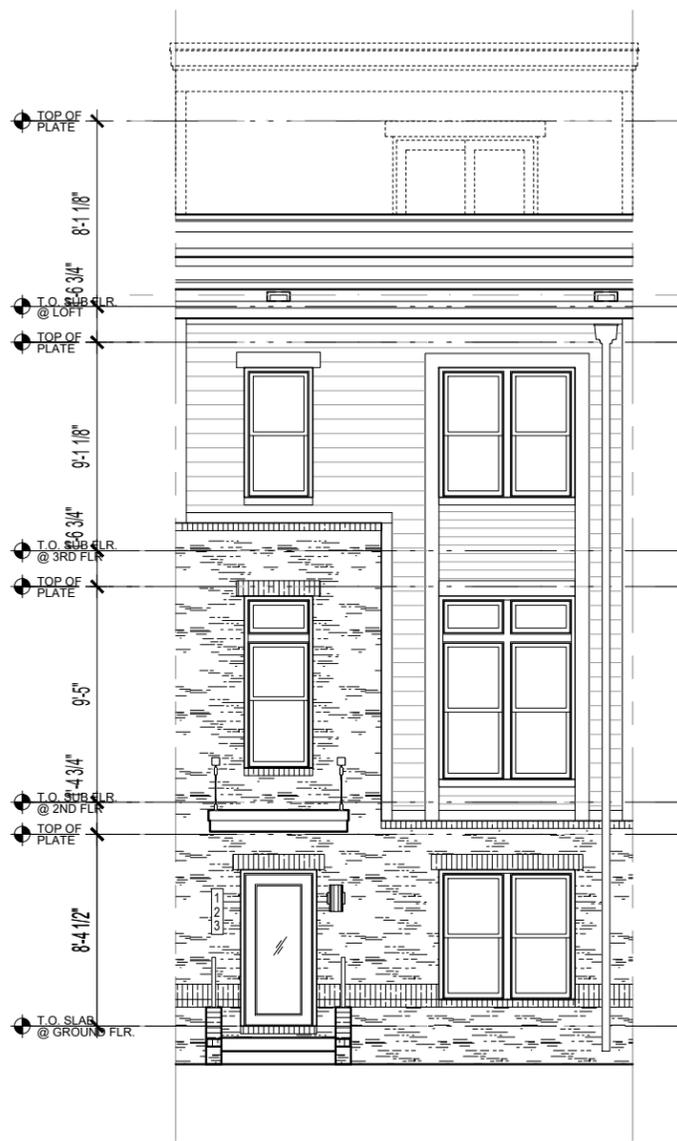


SIDE ELEVATION - ALTERNATE
 (Lots 1, 8, 9 & 25)

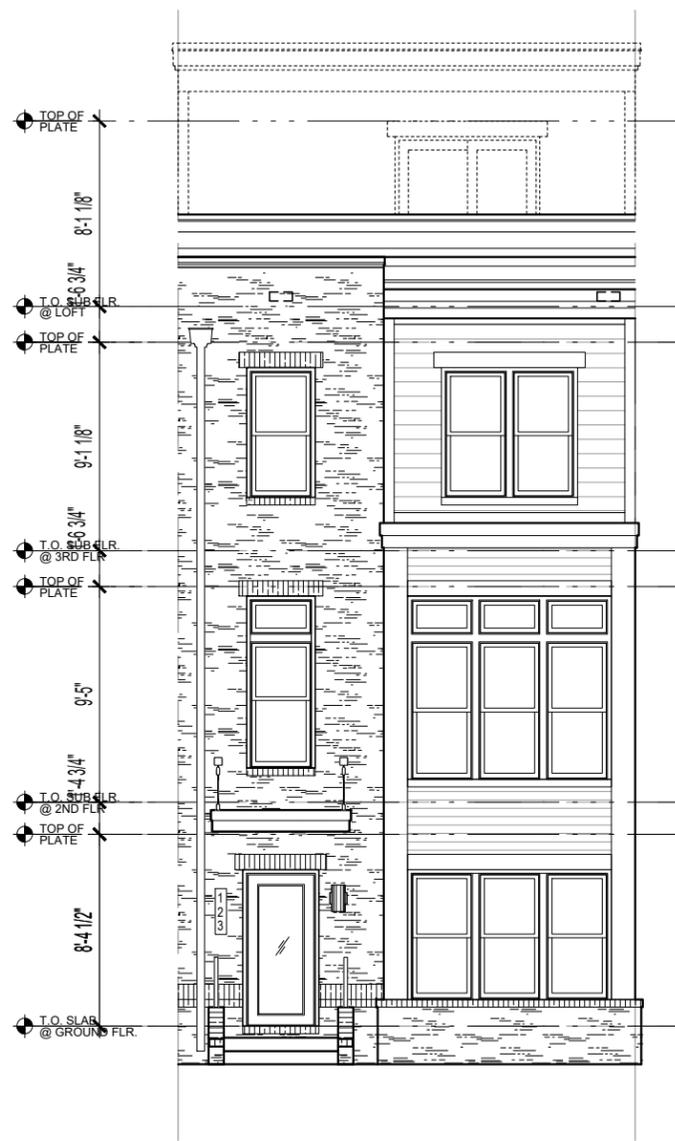


SIDE ELEVATION - STANDARD
 (Lots 13, 14, 20 & 21)

BAR Supplemental Submission 5/21/20
BAR Submission 4/22/20



FRONT ELEVATION #1



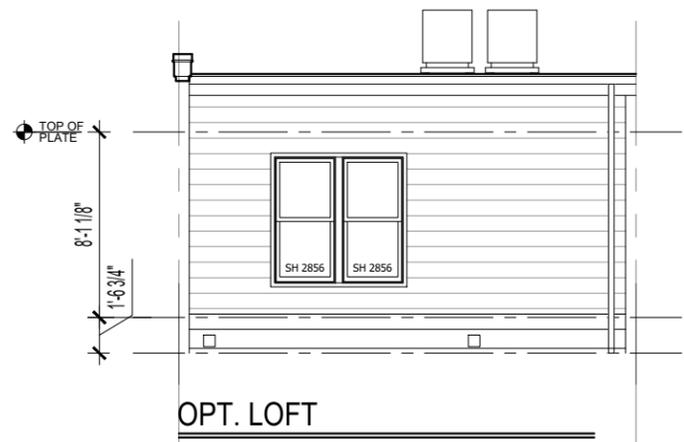
FRONT ELEVATION #2



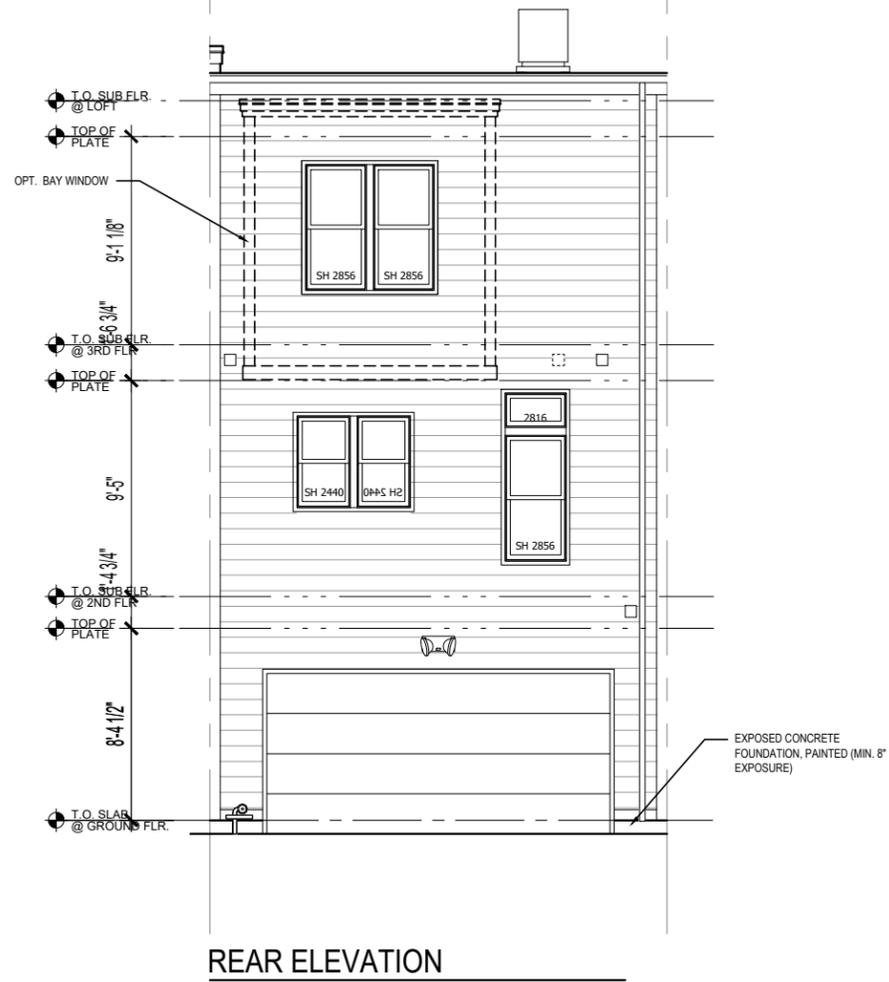
FRONT ELEVATION #3

Note: See sheet A2 & A2a for material references.

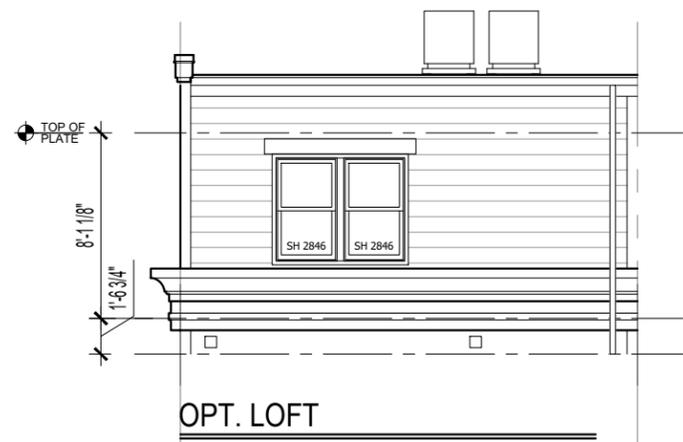
BAR Submission 4/22/20



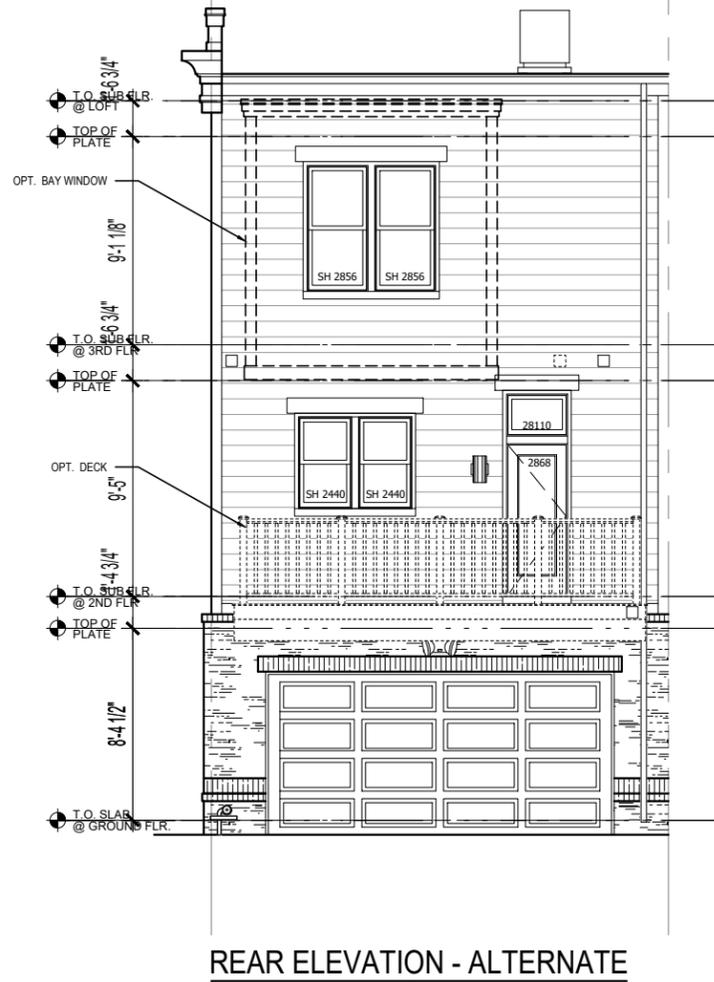
OPT. LOFT



REAR ELEVATION



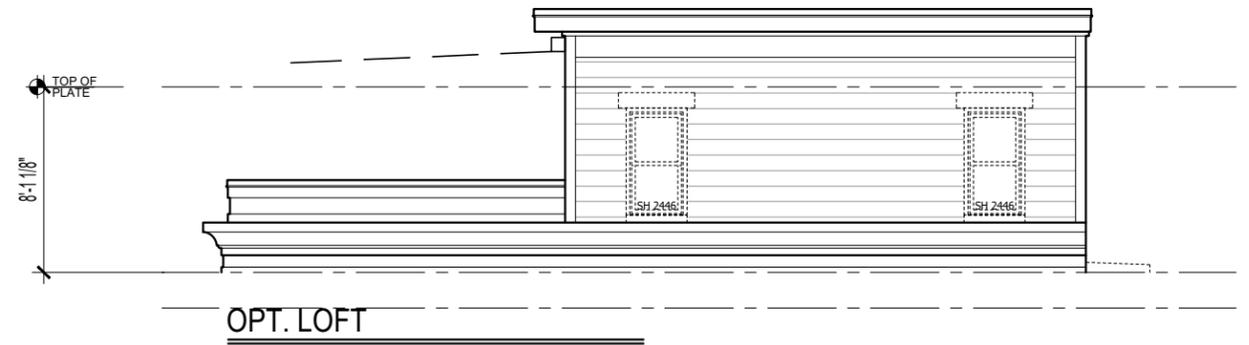
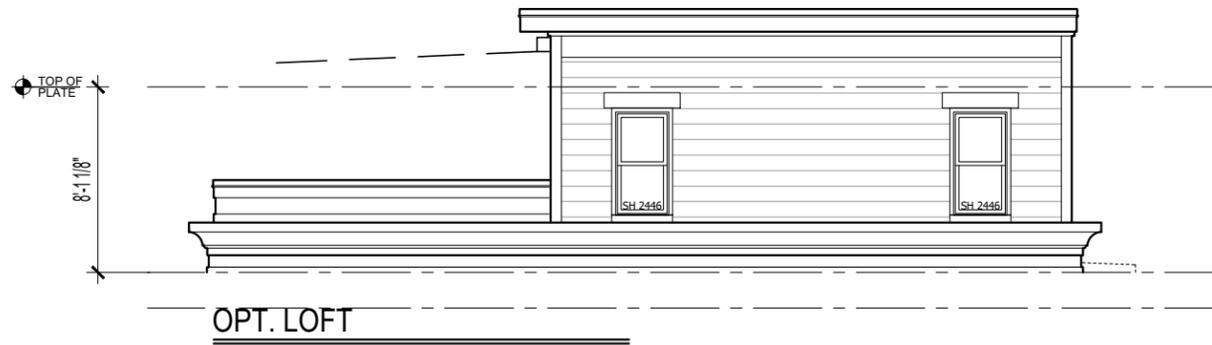
OPT. LOFT



REAR ELEVATION - ALTERNATE

(SHOWN w/ OPT. DECK) (Lots 26, 38, 39 & 50)

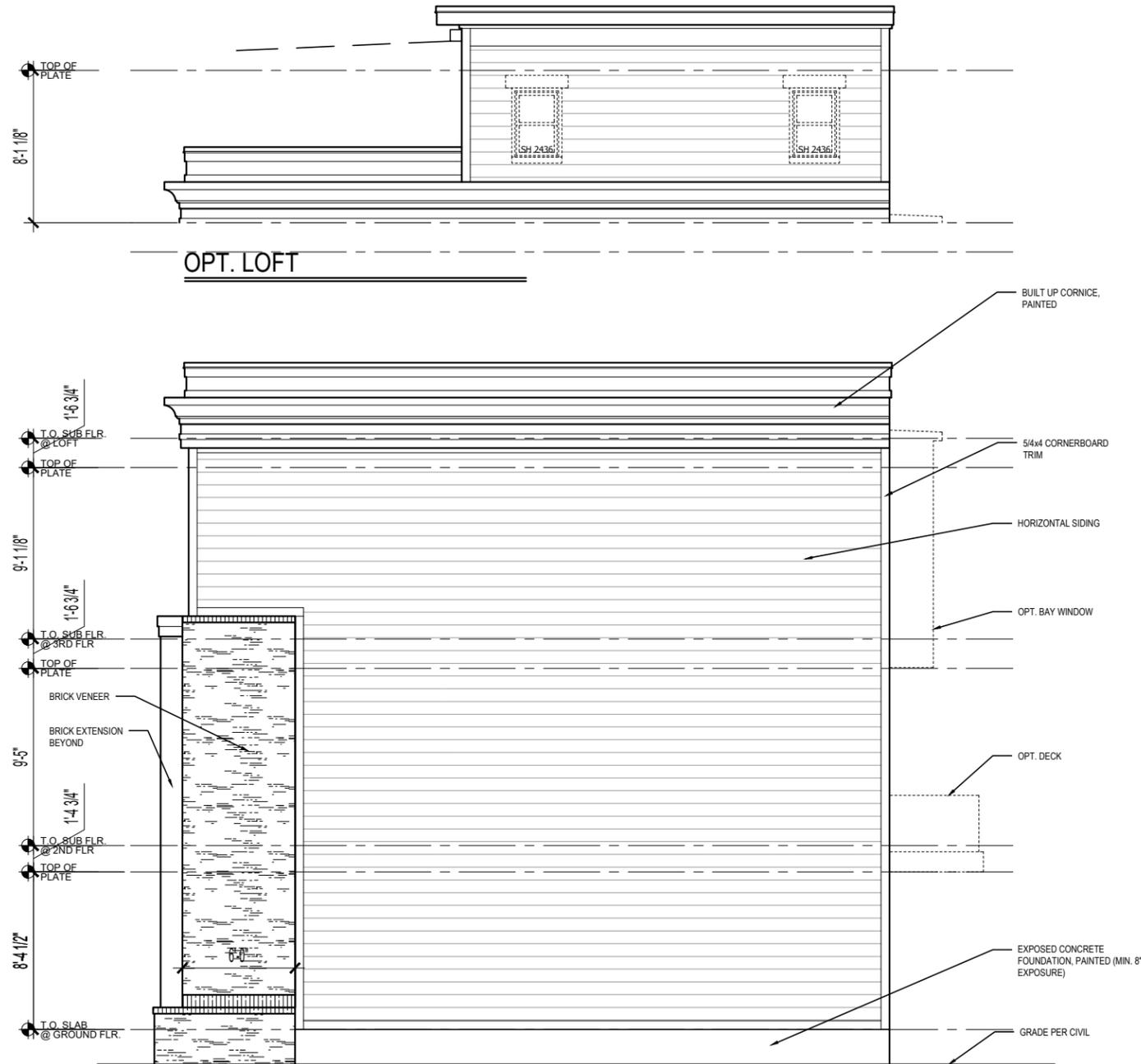
BAR Supplemental Submission 5/21/20
 BAR Submission 4/22/20



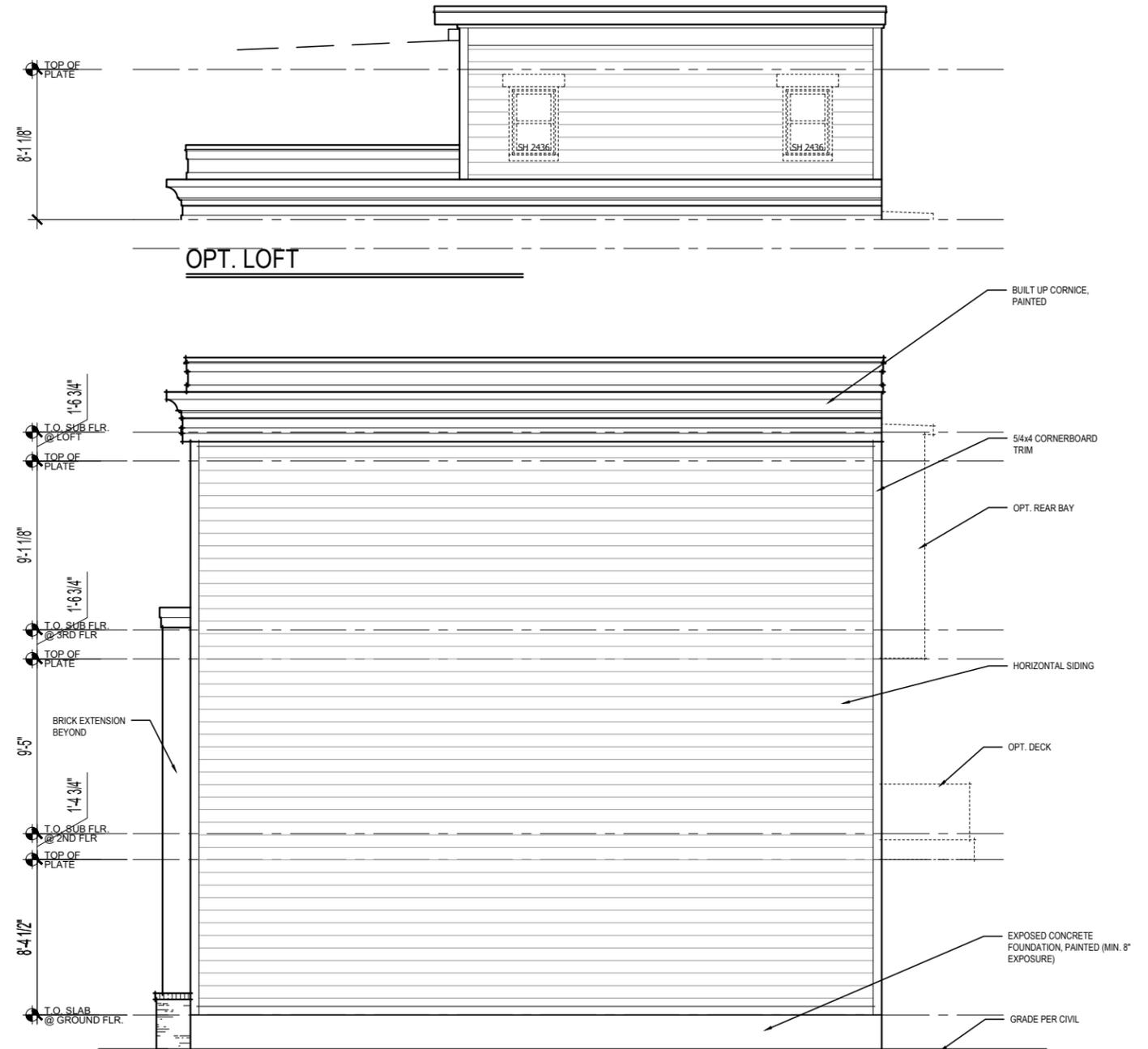
SIDE ELEVATION - ALTERNATE
(Lot 26, 38, 39 & 50)

SIDE ELEVATION - STANDARD
NOTE: SEE BUILDING ELEVATIONS FOR WINDOW AND BRICK VENEER PER LOT CONDITION

BAR Supplemental Submission 5/21/20
BAR Submission 4/22/20

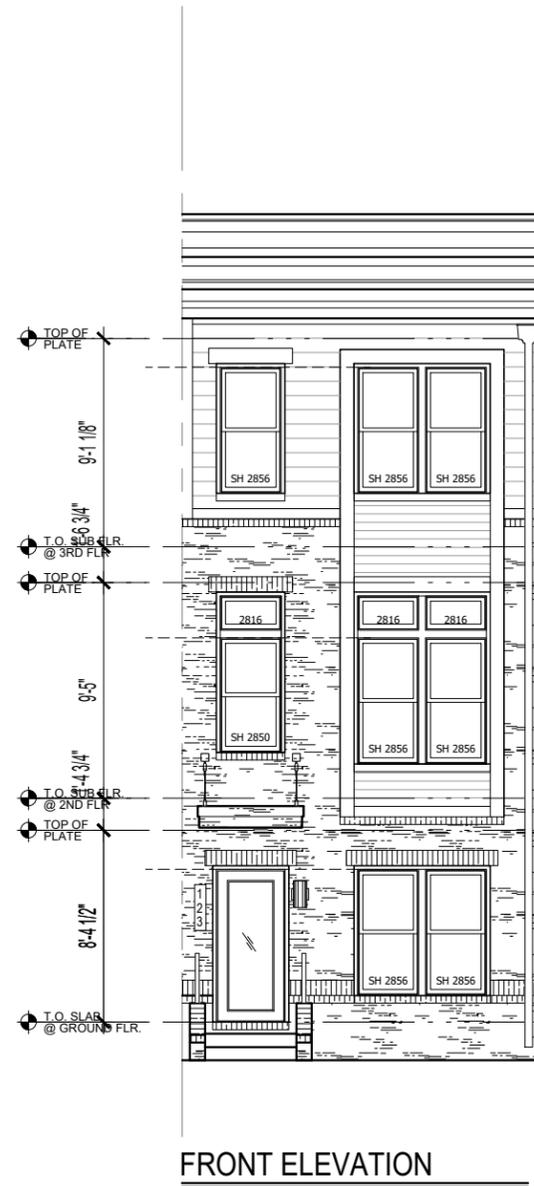
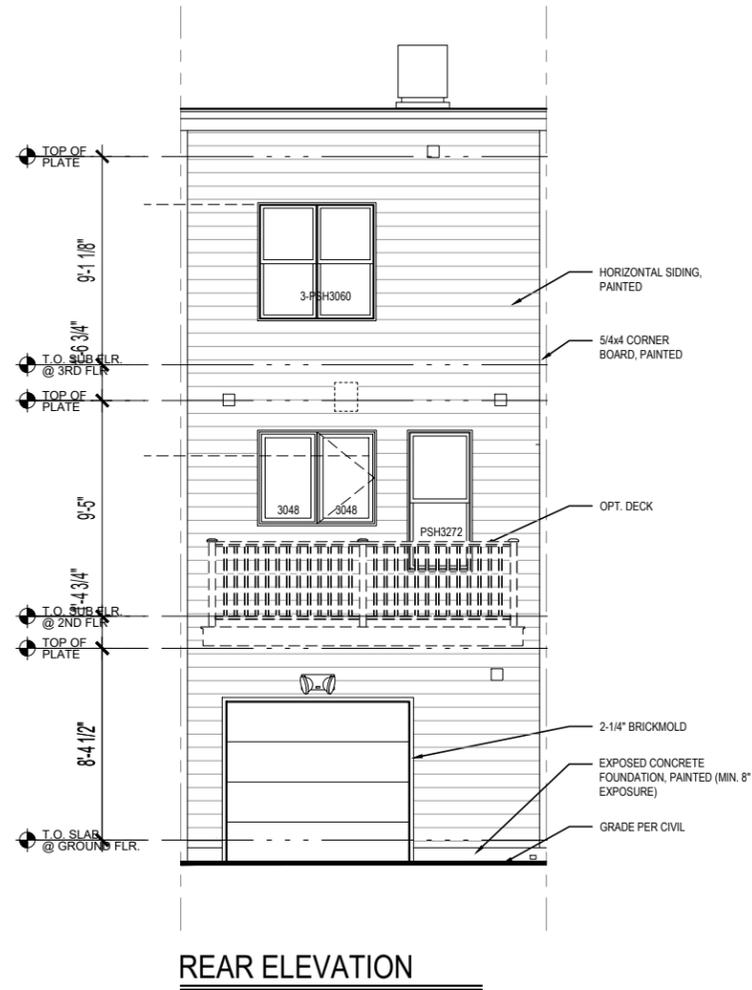


SIDE ELEVATION - STANDARD (LOTS 44 and 45)

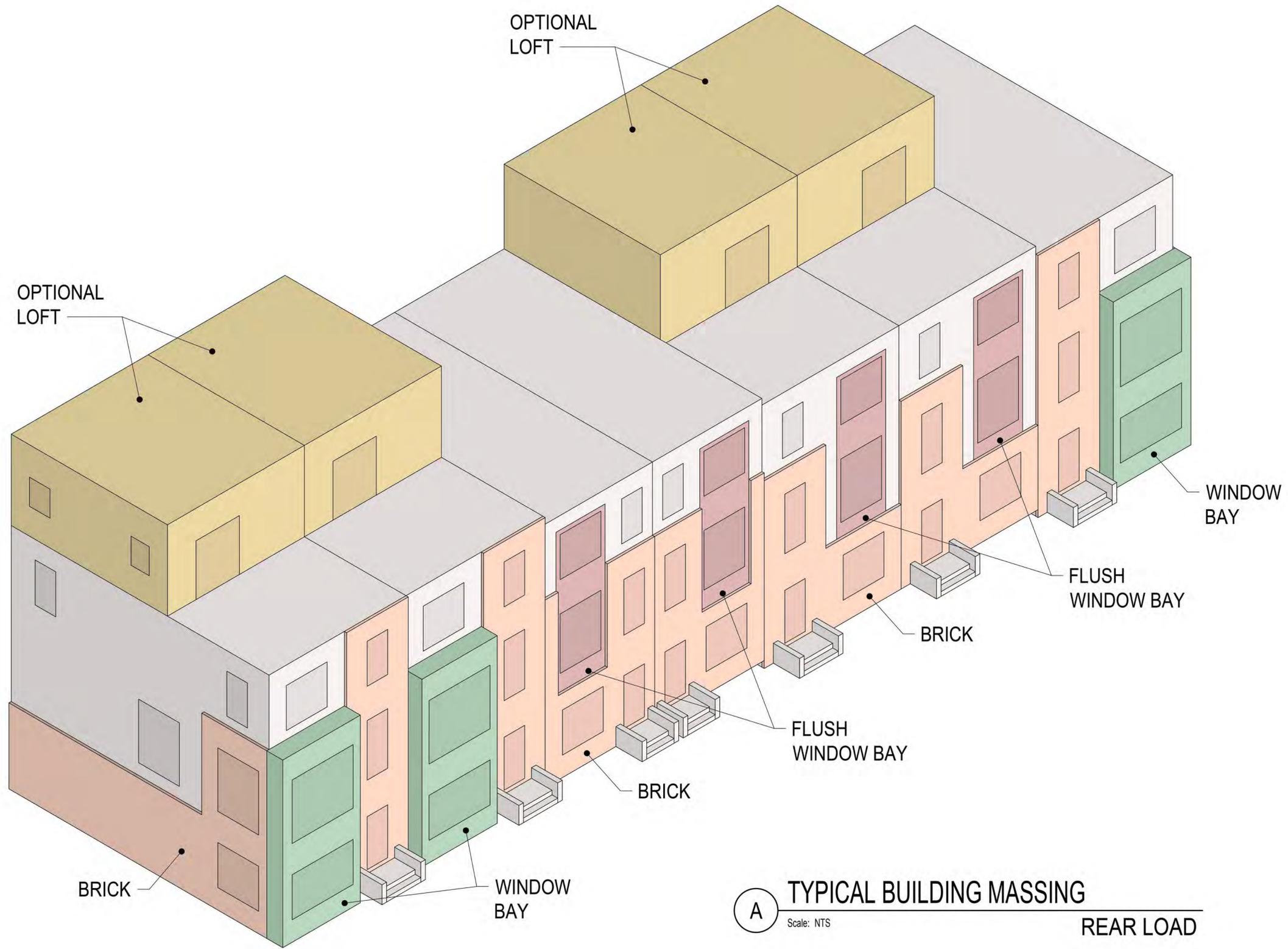


SIDE ELEVATION - STANDARD (LOTS 32 and 33)

BAR Supplemental Submission 5/21/20
BAR Submission 4/22/20



BAR Supplemental Submission 5/21/20
 BAR Submission 4/22/20



A TYPICAL BUILDING MASSING
 Scale: NTS
 REAR LOAD

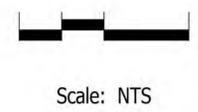
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TYPICAL BUILDING MASSING - REAR LOAD
FEBRUARY 12, 2020

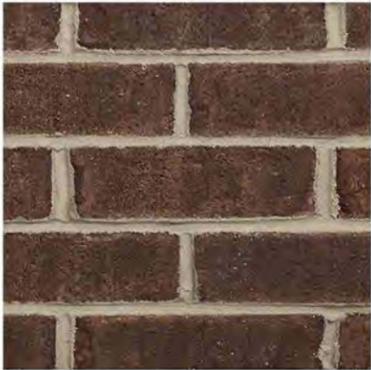
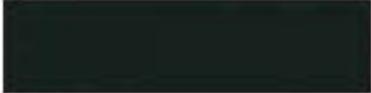
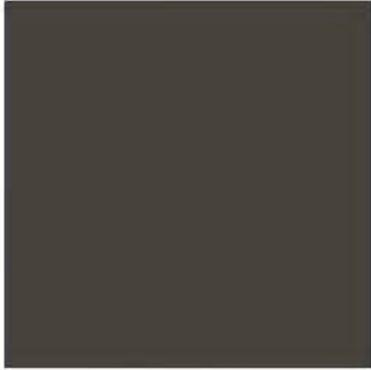
PICKETT ROAD
CITY OF FAIRFAX, VA



A10

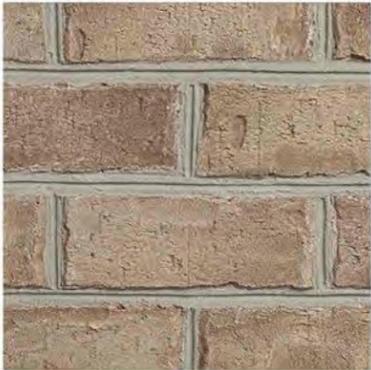
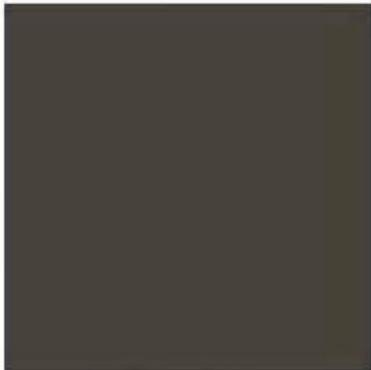
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City of Fairfax, VA

<p>MASONRY</p>	<p>TRIM, SIDING, & DOORS</p>		
 <p>Glen Gery Brick Ashfield Modular</p>  <p>Argos Mortar Beige</p>	 <p>Siding & Trim (Select Locations) Painted SW Color Mix - Brownstone</p>	 <p>Bay Siding & Trim, Doors & Frames Painted SW 7645 - Thunder Gray</p>	 <p>Rear Siding (Select Locations) Painted SW 6086 - Sand Dune</p>
<p>WINDOWS</p>	<p>EXTERIOR ACCESSORIES</p>		
 <p>Window Frames (Typ.) Jeldwen Dark Bronze</p>  <p>Window Frames (At Select Rear Windows) Jeldwen White</p>	 <p>Cornice Painted SW 7675 - Sealskin</p>	 <p>HVAC Louvers Painted SW 2808 - Rockwood Dark Brown</p>	 <p>Metals Jeldwen Dark Bronze</p>
<p>COLOR SCHEME 1</p>	<p>DECKING</p>  <p>Duradek Ultra Cork Espresso</p>  <p>Tamco Evergrain Decking Weathered Wood</p>  <p>Deck Rails Azek Premier Rail Kona</p>		

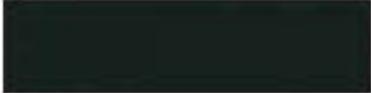
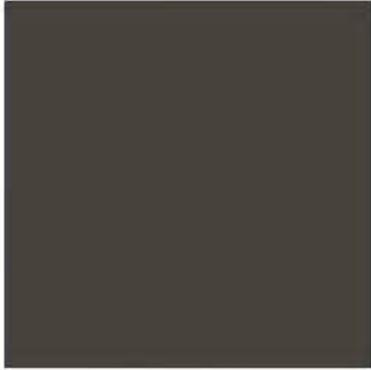
3500 Pickett Road

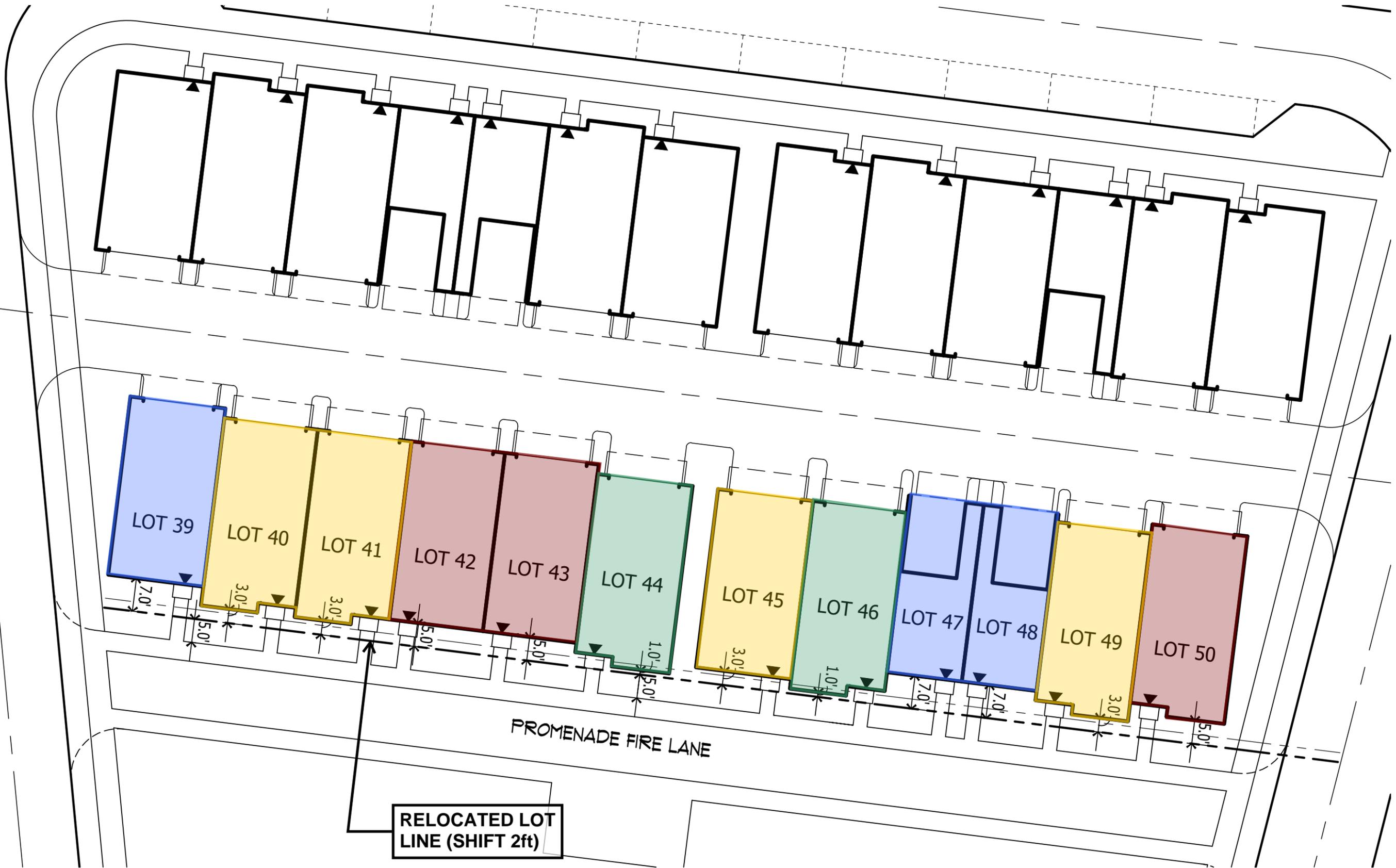
City of Fairfax, VA

<p>MASONRY</p>	<p>TRIM, SIDING, & DOORS</p>		
 <p>Glen Gery Brick Silverview Modular</p>  <p>Lehigh Mortar Tenn Buff</p>	 <p>Siding & Trim (Select Locations) Painted SW Color Mix - Brownstone</p>	 <p>Bay Siding & Trim, Doors & Frames Painted SW 7076 - Cyberspace</p>	 <p>Rear Siding (Select Locations) Painted SW 6086 - Sand Dune</p>
<p>WINDOWS</p>	<p>EXTERIOR ACCESSORIES</p>		
 <p>Window Frames (Typ.) Jeldwen Dark Bronze</p>  <p>Window Frames (At Select Rear Windows) Jeldwen White</p>	 <p>Cornice Painted SW 7675 - Sealskin</p>	 <p>HVAC Louvers Painted DE 6123 - Trail Dust</p>	 <p>Metals Jeldwen Dark Bronze</p>
<p>COLOR SCHEME 2</p>	<p>DECKING</p>  <p>Duradek Ultra Cork Espresso</p>  <p>Tamco Evergrain Decking Weathered Wood</p>  <p>Deck Rails Azek Premier Rail Kona</p>		

3500 Pickett Road

City of Fairfax, VA

<p>MASONRY</p>	<p>TRIM, SIDING, & DOORS</p>		
 <p>Glen Gery Brick Madison Modular</p>  <p>Lehigh Mortar Tenn Buff</p>	 <p>Siding & Trim (Select Locations) Painted SW Color Mix - Brownstone</p>	 <p>Bay Siding & Trim, Doors & Frames Painted SW 2838 - Polished Mahogany</p>	 <p>Rear Siding (Select Locations) Painted SW 6086 - Sand Dune</p>
<p>WINDOWS</p>	<p>EXTERIOR ACCESSORIES</p>		
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<p>COLOR SCHEME 3</p>	<p>DECKING</p>  <p>Duradek Ultra Cork Espresso</p>  <p>Tamco Evergrain Decking Weathered Wood</p>  <p>Deck Rails Azek Premier Rail Kona</p>		





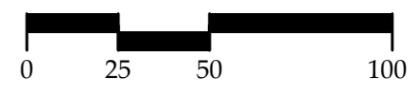
OVERALL SITE PLAN

3500 PICKETT RD

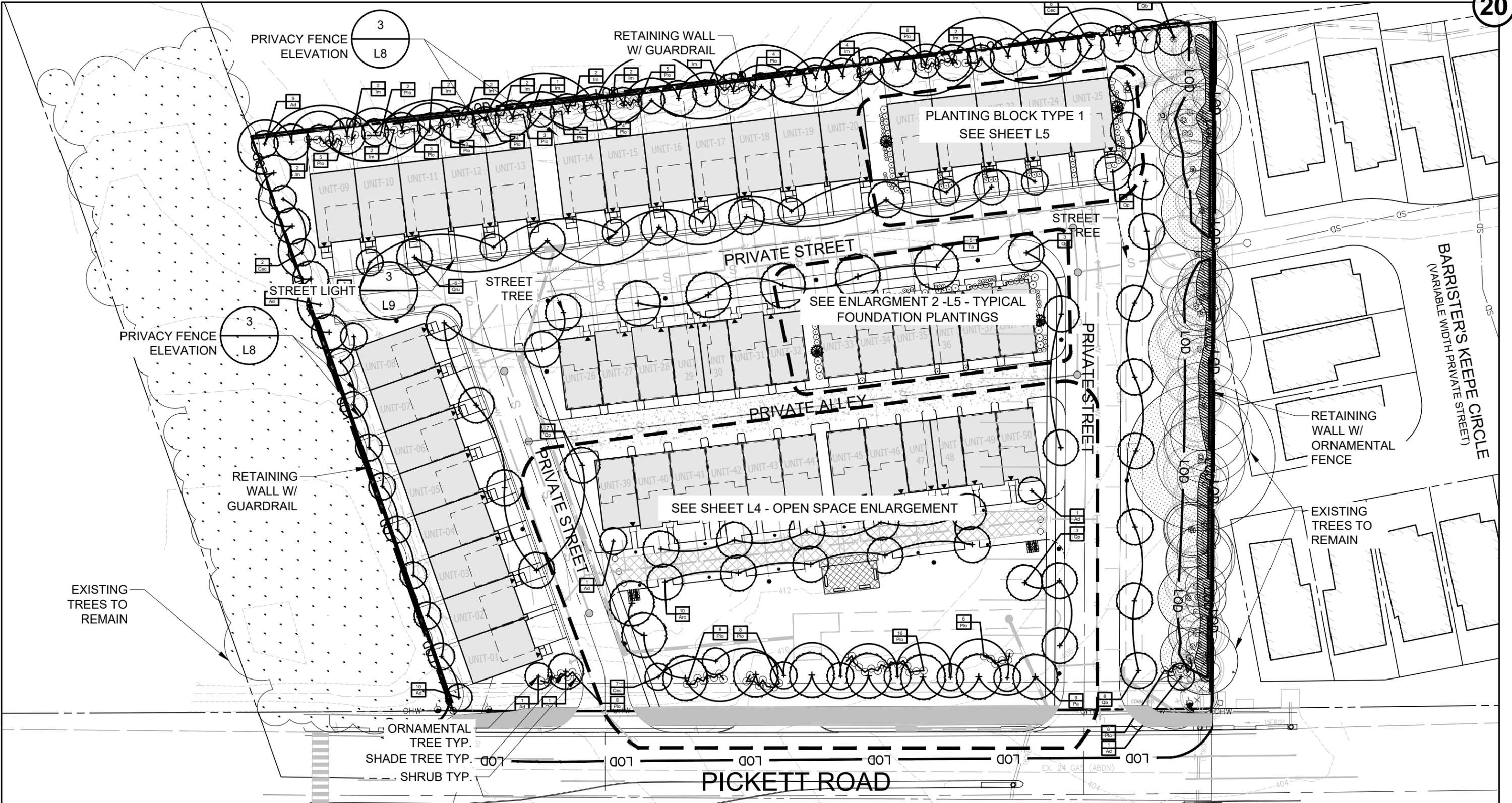
CITY OF FAIRFAX, VIRGINIA

SCALE: Viewport Scale

DATE:	04.22.2020	SHEET:	L1	OF:	9	SCALE:	1" = 50'-0"
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 Tel: 703.719.6500 Fax: 703.719.6503
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OVERALL PLAN

3500 PICKETT RD

CITY OF FAIRFAX, VIRGINIA

SCALE: Viewport Scale

DATE:

04.22.2020

SHEET:

L2

OF:

9

SCALE:

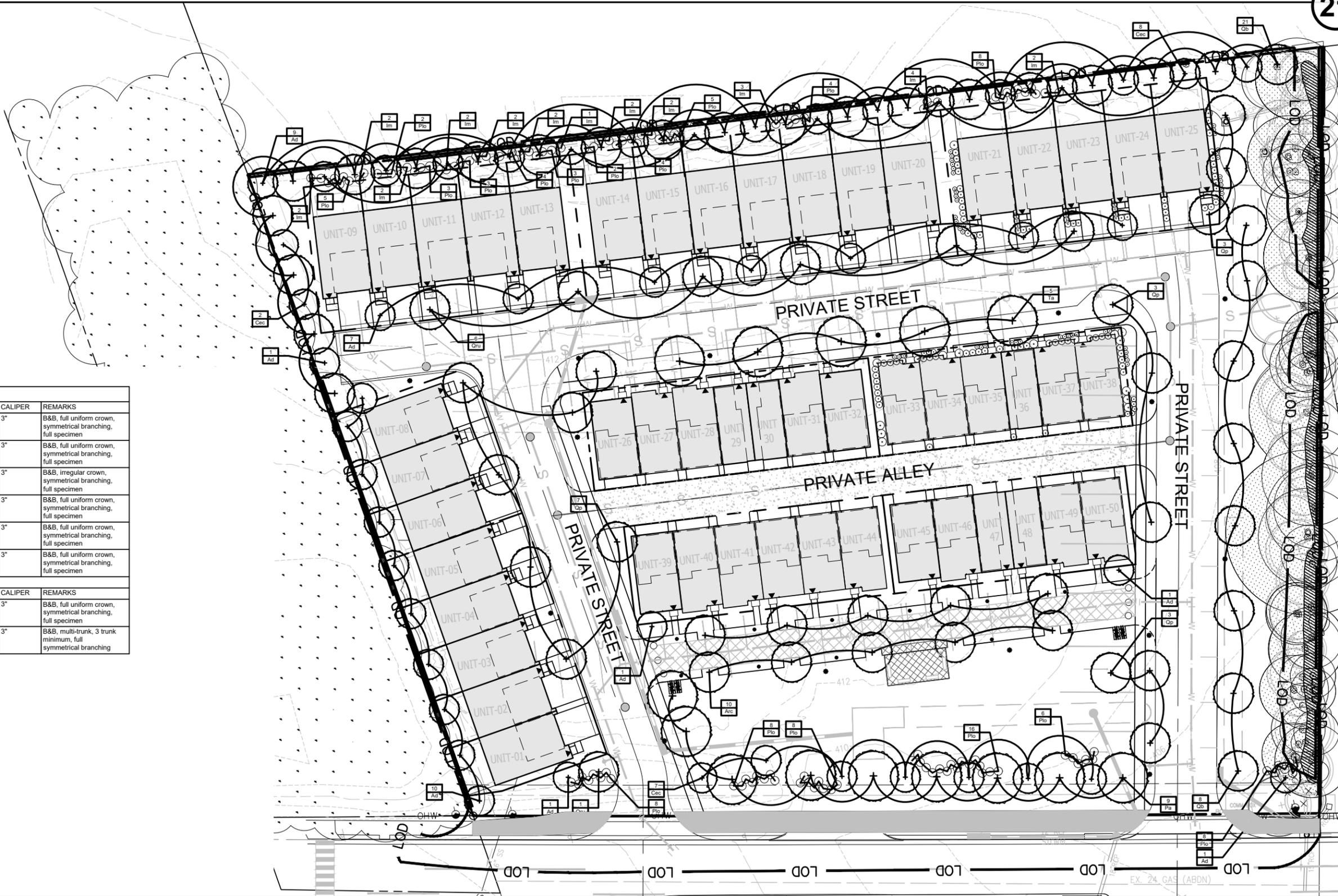
1" = 50'-0"



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PLANT SCHEDULE						
SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	REMARKS
Arc	10	Acer rubrum 'Columnare'	Columnar Red Maple	14'-16'	3"	B&B, full uniform crown, symmetrical branching, full specimen
Pa	9	Platanus x acerifolia	London Plane Tree	14'-16'	3"	B&B, full uniform crown, symmetrical branching, full specimen
Ob	29	Quercus bicolor	Swamp White Oak	14'-16'	3"	B&B, irregular crown, symmetrical branching, full specimen
Op	16	Quercus phellos	Willow Oak	14'-16'	3"	B&B, full uniform crown, symmetrical branching, full specimen
Oru	7	Quercus rubra	Red Oak	14'-16'	3"	B&B, full uniform crown, symmetrical branching, full specimen
Ta	5	Tilia americana	American Linden	14'-16'	3"	B&B, full uniform crown, symmetrical branching, full specimen
UNDERSTORY TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	REMARKS
Ad	31	Amelanchier arborea	Downy Serviceberry	8'-10'	3"	B&B, full uniform crown, symmetrical branching, full specimen
Cec	16	Cercis canadensis	Eastern Redbud	8'-10'	3"	B&B, multi-trunk, 3 trunk minimum, full symmetrical branching

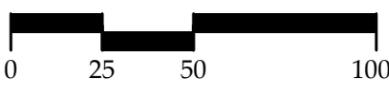


OVERALL TREE PLAN

3500 PICKETT RD

CITY OF FAIRFAX, VIRGINIA

SCALE: Viewport Scale



DATE: 04.22.2020

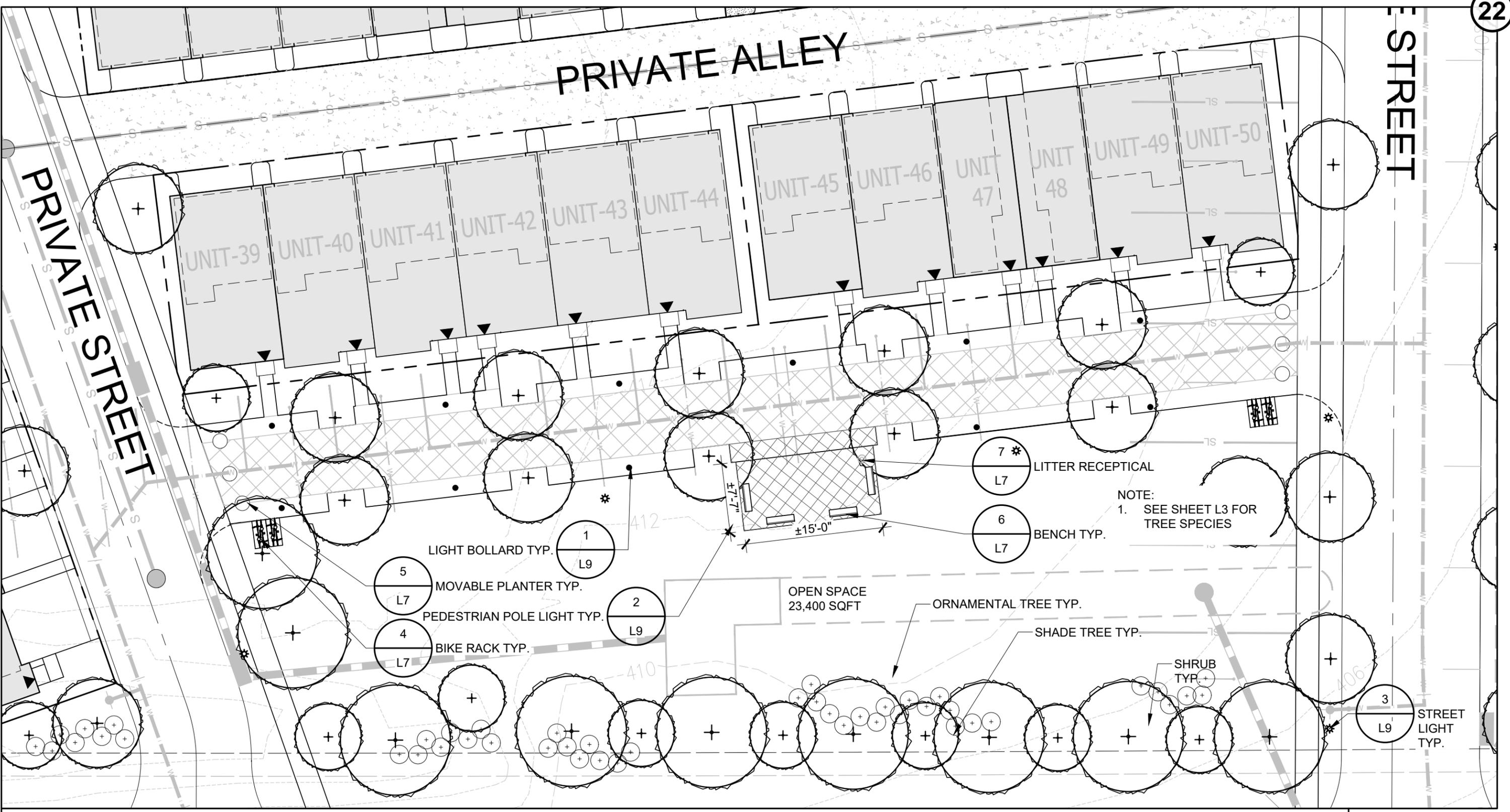
SHEET: L3

OF: 9

SCALE: 1" = 50'-0"

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OPEN SPACE ENLARGEMENT

3500 PICKETT RD

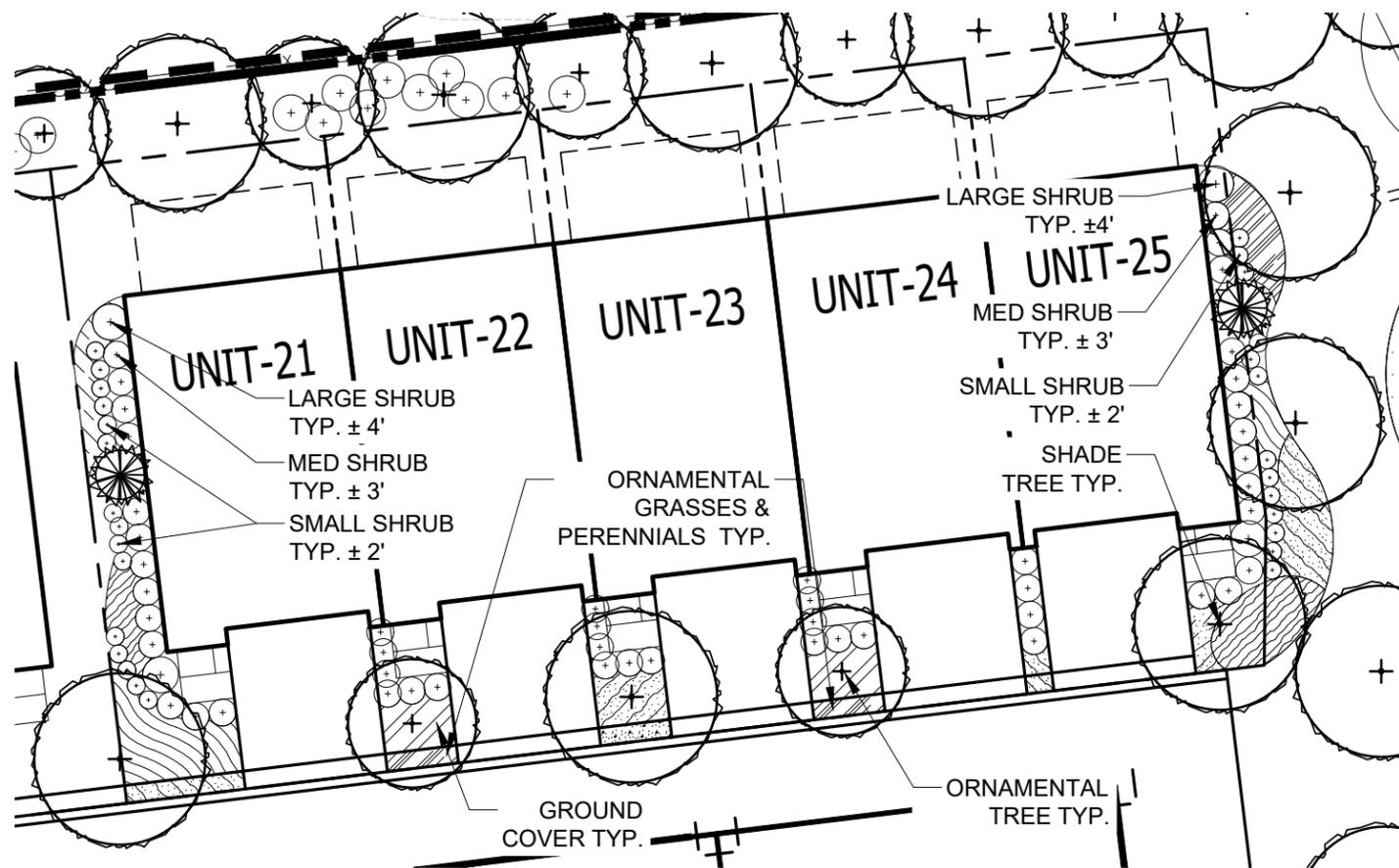
CITY OF FAIRFAX, VIRGINIA

SCALE: Viewport Scale

DATE:	04.22.2020	SHEET:	L4	OF:	9	SCALE:	1" = 20'-0"
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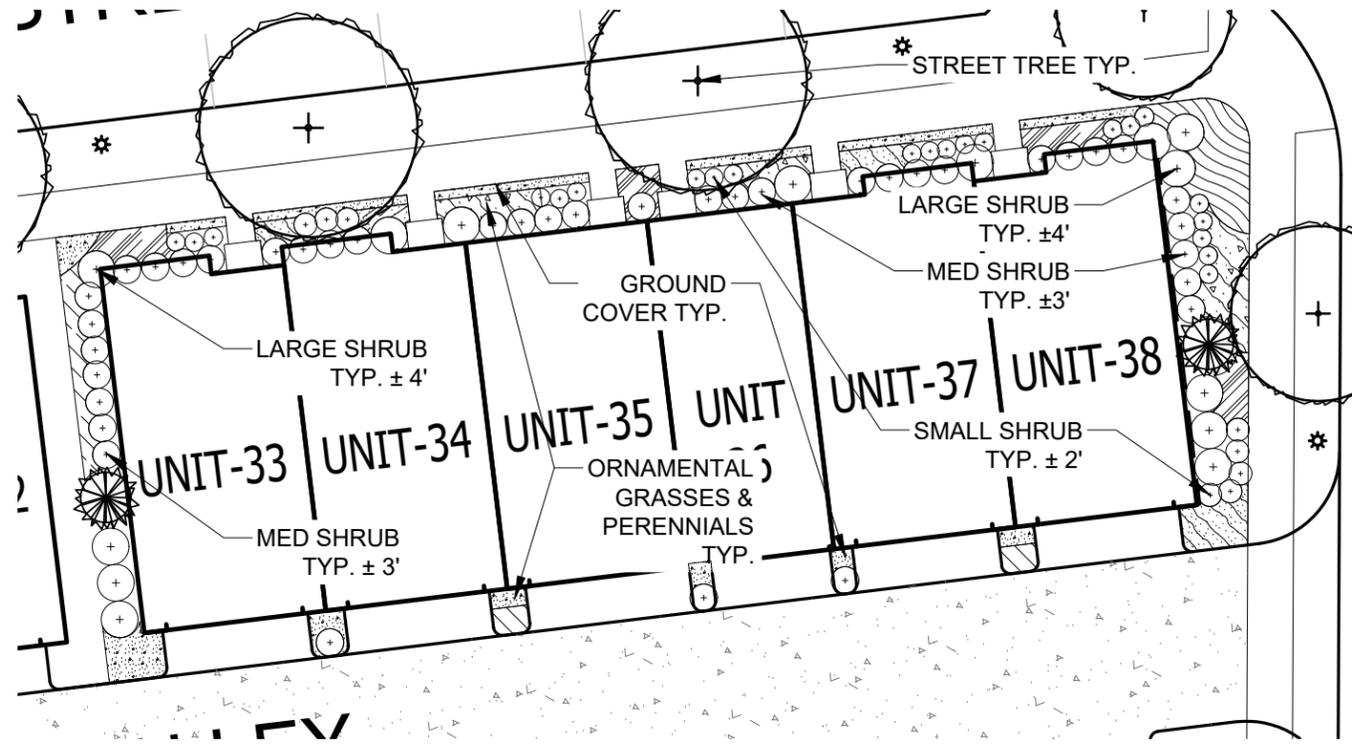


TYP. FOUNDATION LANDSCAPE PLAN -
FRONT LOAD UNITS

PLAN

1
L5

Scale: 1" = 20'-0"



TYP. FOUNDATION LANDSCAPE PLAN -
REAR LOAD UNITS

PLAN

2
L5

Scale: 1" = 20'-0"

NOTE:

-SEE PLANTING POOL ON PAGE L6.

-PLANTINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY. PLANTINGS ARE SHOWN TO CONVEY DESIGN INTENT AND MASSING. FINAL LANDSCAPE DESIGN WILL BE DETERMINED BY BUILDING ARCHITECTURE, TOWNHOUSE WINDOW PLACEMENT AND HEIGHT, SUN EXPOSURE, FINAL GRADING AND OTHER ENVIRONMENTAL CONDITIONS.

TYPICAL FOUNDATION PLANTINGS

3500 PICKETT RD

CITY OF FAIRFAX, VIRGINIA

SCALE: Viewport Scale



DATE: 04.22.2020

SHEET: L5

OF: 9

SCALE: 1" = 20'-0"



Landscape Architecture, P.C.
6416 Grovedale Drive, Suite 100-A
Alexandria, Virginia 22310
Tel: 703.719.6500 Fax: 703.719.6503
Email: frontend@studio39.com

PLANT POOL BLOCK TYPE 1							
SHADE TREES	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	INVASIVE	REMARKS
Qp	Quercus phellos	Willow Oak	14'-16'	3"			B&B, full uniform crown, symmetrical branching, full specimen
SHRUBS	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE	SPACING	REMARKS
Ago	Abelia x grandiflora 'Rose Creek'	Rose Creek Abelia	12"-15"	18"-24"	#2 cont.	3' o.c.	healthy vigorous, well-rooted & established in container
Alm	Aronia melanocarpa 'UCONNAM165' TM	Low Scape Mound Chokeberry	12"-24"	18"-24"	#3 cont.	2.5' o.c.	healthy, vigorous, well-rooted & established in container
Ajr	Aucuba japonica 'Rozannie'	Rozannie Japanese Aucuba	15"-18"	18"-24"	#2 cont.	3' o.c.	healthy vigorous, well-rooted & established in container
RGC	Azalea x 'Girard's Crimson'	Girard's Crimson Azalea	18"-24"	18"-24"	#3 cont.	3' o.c.	healthy, vigorous, well-rooted & established in container
Bmg	Buxus microphylla 'Green Mountain'	Green Mountain Boxwood	18"-24"	18"-24"	#3 cont.	3' o.c.	healthy vigorous, well-rooted & established in container
Bmi	Buxus microphylla 'Wintergreen'	Wintergreen Boxwood	18"-24"	18"-24"	#3 cont.	3' o.c.	healthy vigorous, well-rooted & established in container
Bd	Buxus sempervirens 'Dee Runk'	Dee Runk American Boxwood	36 - 42"	18"-24"	#5 cont.	2' o.c.	healthy, vigorous, well-rooted & established in container
Csk	Cornus sericea 'Kelsey'	Kelsey Dogwood	18"-24"	18"-24"	#3 cont.	2' o.c.	full specimen, healthy, vigorous, well-rooted and established
Dxy	Deutzia x 'NCDX1'	Yuki Snowflake Deutzia	18"-24"	18"-24"	#3 cont.	2.5' o.c.	healthy, vigorous, well-rooted & established in container
Fgm	Fothergilla gardenii 'Mt. Airy'	Dwarf Witchalder	18"-24"	18"-24"	#3 cont.	3' o.c.	healthy, vigorous, well-rooted & established in container
Haa	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea	18"-24"	18"-24"	#3 cont.	4' o.c.	healthy, vigorous, well-rooted & established in container
Hqp	Hydrangea quercifolia 'Pee Wee'	Oakleaf Hydrangea	18"-24"	18"-24"	#3 cont.	3' o.c.	healthy, vigorous, well-rooted & established in container
Igs	Ilex glabra 'Shamrock'	Inkberry	24"-30"	18"-24"	#3 cont.	3' o.c.	healthy, vigorous, well-rooted & established in container
Ivl	Itea virginica 'Little Henry'	Virginia Sweetspire	18"-24"	18"-24"	#3 cont.	2' o.c.	healthy, vigorous, well-rooted & established in container
Plo	Prunus laurocerasus 'Otto Luyken'	Luykens Laurel	18"-24"	18"-24"	#3 cont.	4' o.c.	healthy, vigorous, well-rooted & established in container
Pls	Prunus laurocerasus 'Schipkaensis'	Schipka Laurel	24"-30"	18"-24"	B&B	4' o.c.	healthy vigorous, well-rooted & established
PERENNIALS, ORNAMENTAL GRASSES AND FERNS	BOTANICAL NAME	COMMON NAME	CONT.	COLOR	SPACING	INVASIVE	REMARKS
Blm	Baptisia x 'Lemon Meringue' TM	Decadence Lemon Meringue False Indigo	1 qt.		36" o.c.		full specimen, healthy, vigorous, well-rooted and established
Cak	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#1 cont.		18" o.c.		full specimen, healthy, vigorous, well-rooted and established
Cea	Carex elata 'Aurea'	Sedge	1 qt.		12" o.c.		full specimen, healthy, vigorous, well-rooted and established
Cve	Coreopsis verticillata	Tickseed	#1 cont.	yellow	18" o.c.		full specimen, healthy, vigorous, well-rooted and established
Lsc	Liriope spicata	Creeping Lily Turf	1 qt.		12" o.c.		full specimen, healthy, vigorous, well-rooted and established
Nfw	Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint	#1 cont.	blue	16" o.c.		full specimen, healthy, vigorous, well-rooted and established
PaH	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	#3 cont.		18" o.c.		full specimen, healthy, vigorous, well-rooted and established
PAL	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	#1 cont.	blue	24" o.c.		full specimen, healthy, vigorous, well-rooted and established

PLANT POOL BLOCK TYPE 2							
SHADE TREES	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	INVASIVE	REMARKS
Qp	Quercus phellos	Willow Oak	14'-16'	3"			B&B, full uniform crown, symmetrical branching, full specimen
Qru	Quercus rubra	Red Oak	14'-16'	3"			B&B, full uniform crown, symmetrical branching, full specimen
UNDERSTORY TREES	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	INVASIVE	REMARKS
Ad	Amelanchier arborea	Downy Serviceberry	8'-10'	3"			B&B, full uniform crown, symmetrical branching, full specimen
SHRUBS	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE	SPACING	REMARKS
Ago	Abelia x grandiflora 'Rose Creek'	Rose Creek Abelia	12"-15"	18"-24"	#2 cont.	3' o.c.	healthy vigorous, well-rooted & established in container
Alm	Aronia melanocarpa 'UCONNAM165' TM	Low Scape Mound Chokeberry	12"-24"	18"-24"	#3 cont.	2.5' o.c.	healthy, vigorous, well-rooted & established in container
Bmw	Buxus microphylla 'Winter Gem'	Globe Winter Gem Boxwood	18"-24"	18"-24"	#3 cont.	4' o.c.	healthy vigorous, well-rooted & established in container
Bmi	Buxus microphylla 'Wintergreen'	Wintergreen Boxwood	18"-24"	18"-24"	#3 cont.	3' o.c.	healthy vigorous, well-rooted & established in container
Bd	Buxus sempervirens 'Dee Runk'	Dee Runk American Boxwood	36 - 42"	18"-24"	#5 cont.	2' o.c.	healthy, vigorous, well-rooted & established in container
Cbb	Caryopteris x clandonensis 'Korball'	Blue Balloon Bluebeard	24"-30"	24"-30"	#3 cont.		healthy, vigorous, well-rooted & established in container
Csk	Cornus sericea 'Kelsey'	Kelsey Dogwood	18"-24"	18"-24"	#3 cont.	2' o.c.	full specimen, healthy, vigorous, well-rooted and established
Fgm	Fothergilla gardenii 'Mt. Airy'	Dwarf Witchalder	18"-24"	18"-24"	#3 cont.	3' o.c.	healthy, vigorous, well-rooted & established in container
Haa	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea	18"-24"	18"-24"	#3 cont.	4' o.c.	healthy, vigorous, well-rooted & established in container
Igs	Ilex glabra 'Shamrock'	Inkberry	24"-30"	18"-24"	#3 cont.	3' o.c.	healthy, vigorous, well-rooted & established in container
Ivl	Itea virginica 'Little Henry'	Virginia Sweetspire	18"-24"	18"-24"	#3 cont.	2' o.c.	healthy vigorous, well-rooted & established in container
PERENNIALS, ORNAMENTAL GRASSES AND FERNS	BOTANICAL NAME	COMMON NAME	CONT.	COLOR	SPACING	INVASIVE	REMARKS
Ats	Amsonia tabernaemontana salicifolia	Bluestar	#1 cont.		24" o.c.		full specimen, healthy, vigorous, well-rooted and established
Blm	Baptisia x 'Lemon Meringue' TM	Decadence Lemon Meringue False Indigo	1 qt.		36" o.c.		full specimen, healthy, vigorous, well-rooted and established
Cea	Carex elata 'Aurea'	Sedge	1 qt.		12" o.c.		full specimen, healthy, vigorous, well-rooted and established
Cve	Coreopsis verticillata	Tickseed	#1 cont.	yellow	18" o.c.		full specimen, healthy, vigorous, well-rooted and established
Lsp	Liatis spicata	Spike Gayfeather	#1 cont.	purple	8" o.c.		full specimen, healthy, vigorous, well-rooted and established
Lsc	Liriope spicata	Creeping Lily Turf	1 qt.		12" o.c.		full specimen, healthy, vigorous, well-rooted and established
Nfw	Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint	#1 cont.	blue	16" o.c.		full specimen, healthy, vigorous, well-rooted and established
PaH	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	#3 cont.		18" o.c.		full specimen, healthy, vigorous, well-rooted and established
Vrc	Veronica spicata 'Royal Candles'	Spike Speedwell	1 qt.		10" o.c.		full specimen, healthy, vigorous, well-rooted and established

PLANTING POOL

3500 PICKETT RD

CITY OF FAIRFAX, VIRGINIA

SCALE AS SHOWN



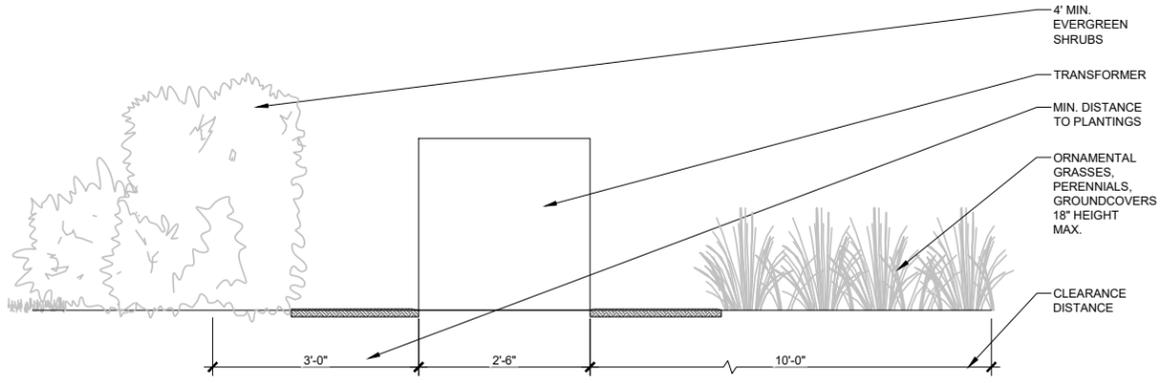
DATE: 04.22.2020

SHEET: L6

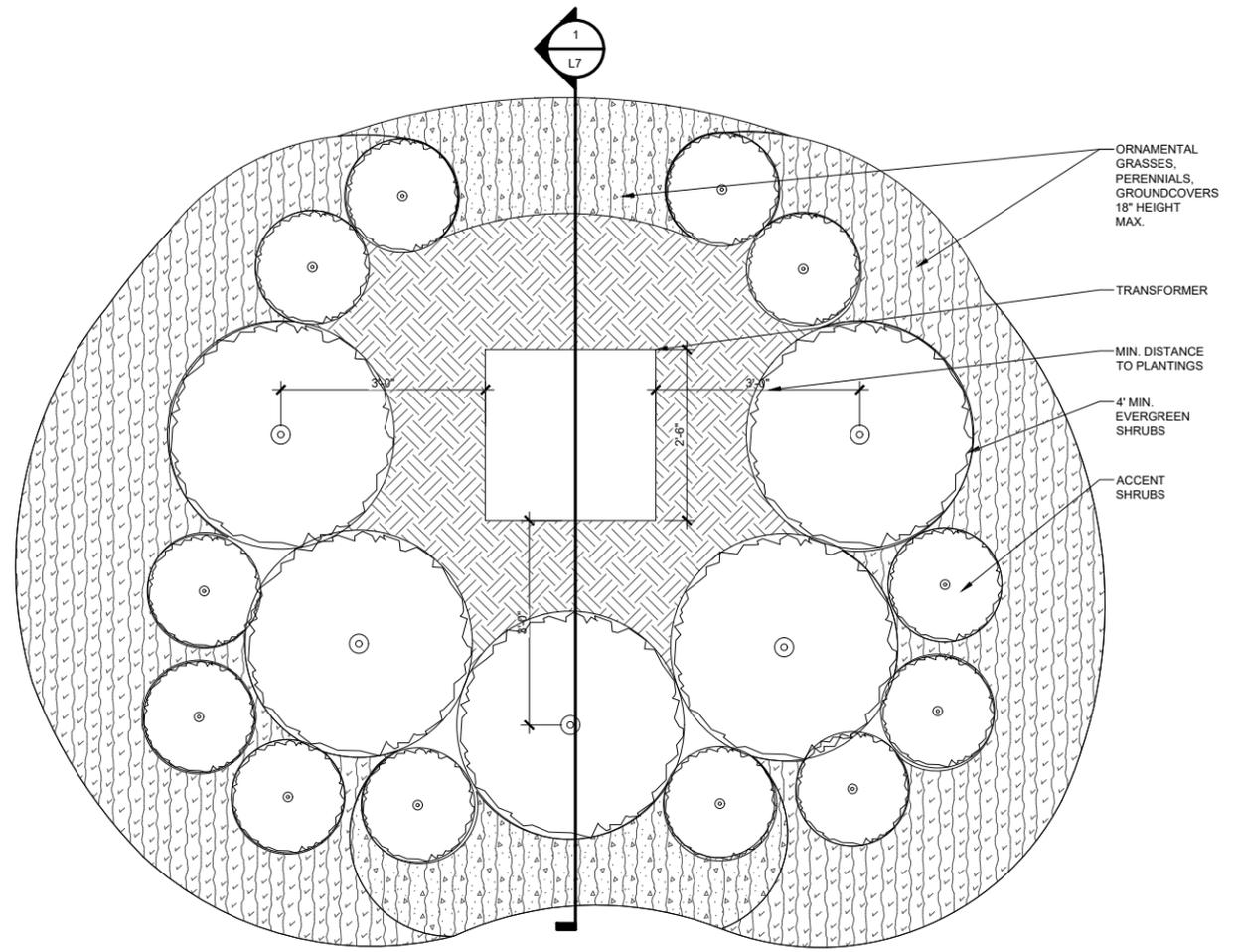
OF: 9

SCALE: SCALE AS SHOWN

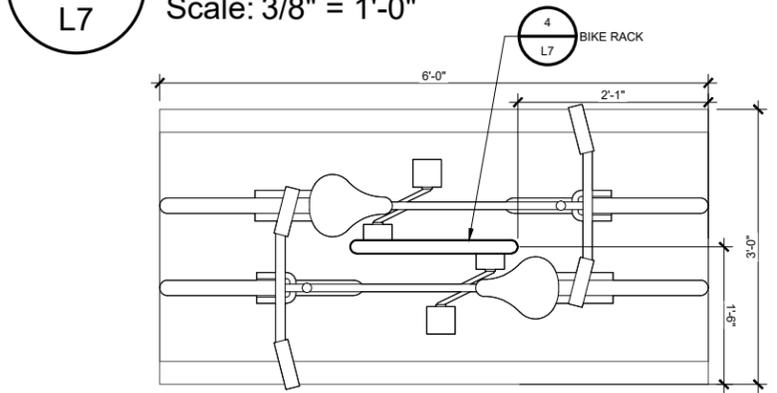
STUDIO39
 Landscape Architecture, P.C.
 6416 Grovedale Drive, Suite 100-A
 Alexandria, Virginia 22310
 Tel: 703.719.6500 Fax: 703.719.6503
 Email: frontdesk@studio39.com



1 TRANSFORMER SCREEN SECTION SECTION
 Scale: 3/8" = 1'-0"



2 TRANSFORMER SCREEN PLAN SECTION
 Scale: 3/8" = 1'-0"



3 BIKE RACK LAYOUT SECTION
 Scale: 1/2" = 1'-0"



MODEL #: BRWS-101 OR APPROVED EQUAL
 DESCRIPTION: SINGLE WIDE LOOP BIKE RACK CONSTRUCTED OF 2 1/2" OD SCHEDULE 40 TUBULAR STEEL PIPE
 COLOR/FINISH: TBD
 QUANTITY: PER PLAN
 COMPANY: VICTOR STANLEY
 P.O. DRAWER 330
 DUNKIRK, MD 20754
 www.victorstanley.com
 CONTACT: CLAIRE COOLIDGE
 P: 301.855.8300
 F: 410.257.7579

NOTES:
 1) INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND GOVERNING MUNICIPAL REQUIREMENTS.
 2) CONTRACTOR TO VERIFY QUANTITIES.



MODEL: SQUARE SERIES PRECAST CONCRETE PLANTER OR APPROVED EQUAL
 SIZE: TBD
 COLOR: TBD
 QUANTITY: PER PLAN
 COMPANY: LANDSCAPE FORMS - KORNEGAY DESIGN
 7800 E/ MICHIGAN AVE.
 KALAMAZOO, MI 49048
 (P) 800.430.6209
 NOTES: 1)INSTALL PER MANUFACTURER'S RECOMMENDATIONS
 2)CONTRACTOR TO VERIFY QUANTITIES

5 MOVABLE PLANTER PROD. INFO.
 Scale: NTS



MODEL: NEOLIVIANO BENCH 69" BACKED OR APPROVED EQUAL
 SIZE: 27" X 69" X 31"
 COLOR: TBD
 QUANTITY: PER PLAN
 COMPANY: LANDSCAPE FORMS
 7800 E/ MICHIGAN AVE.
 KALAMAZOO, MI 49048
 (P) 800.430.6209
 NOTES: 1)INSTALL PER MANUFACTURER'S RECOMMENDATIONS
 2)CONTRACTOR TO VERIFY QUANTITIES

6 BENCH PROD. INFO.
 Scale: NTS



MODEL: LAKESIDE LITTER - GRASS TOP OPEN LITTER RECEPTICAL OR APPROVED EQUAL
 MODEM: TBD
 SIZE: 21" X 36" X 35 GAL.
 COLOR: TBD
 QUANTITY: PER PLAN
 COMPANY: LANDSCAPE FORMS
 7800 E/ MICHIGAN AVE.
 KALAMAZOO, MI 49048
 (P) 800.430.6209
 NOTES: 1)INSTALL PER MANUFACTURER'S RECOMMENDATIONS
 2)CONTRACTOR TO VERIFY QUANTITIES

7 LITTER RECEPTICAL PROD. INFO.
 Scale: NTS

HARDSCAPE DETAILS

3500 PICKETT RD

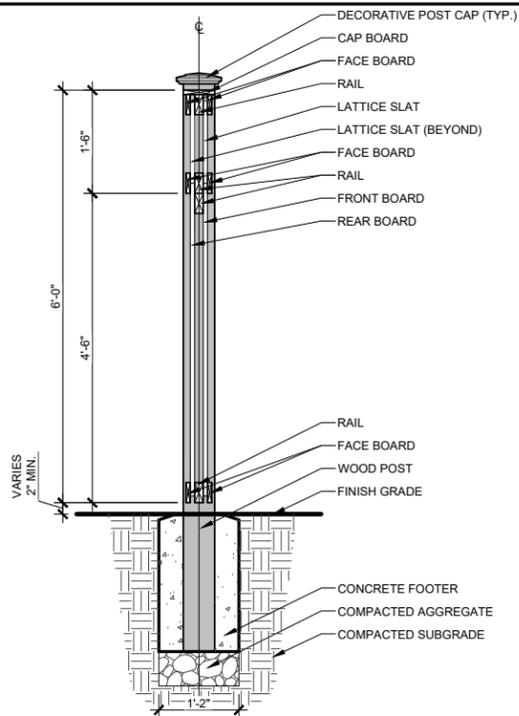
CITY OF FAIRFAX, VIRGINIA

SCALE AS SHOWN

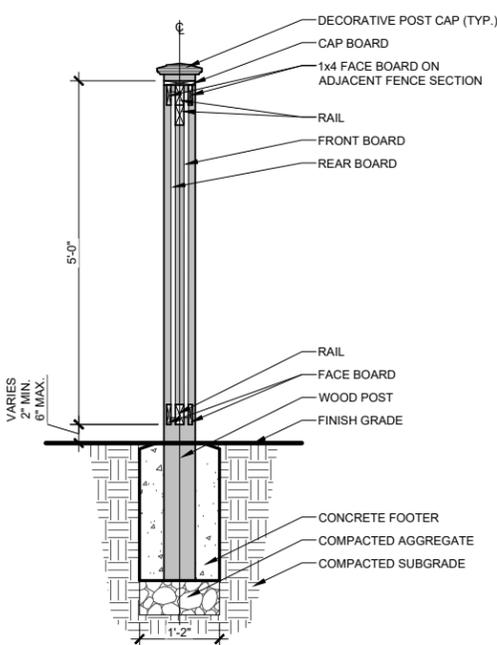


DATE:	04.22.2020	SHEET:	L7	OF:	9	SCALE:	SCALE AS SHOWN
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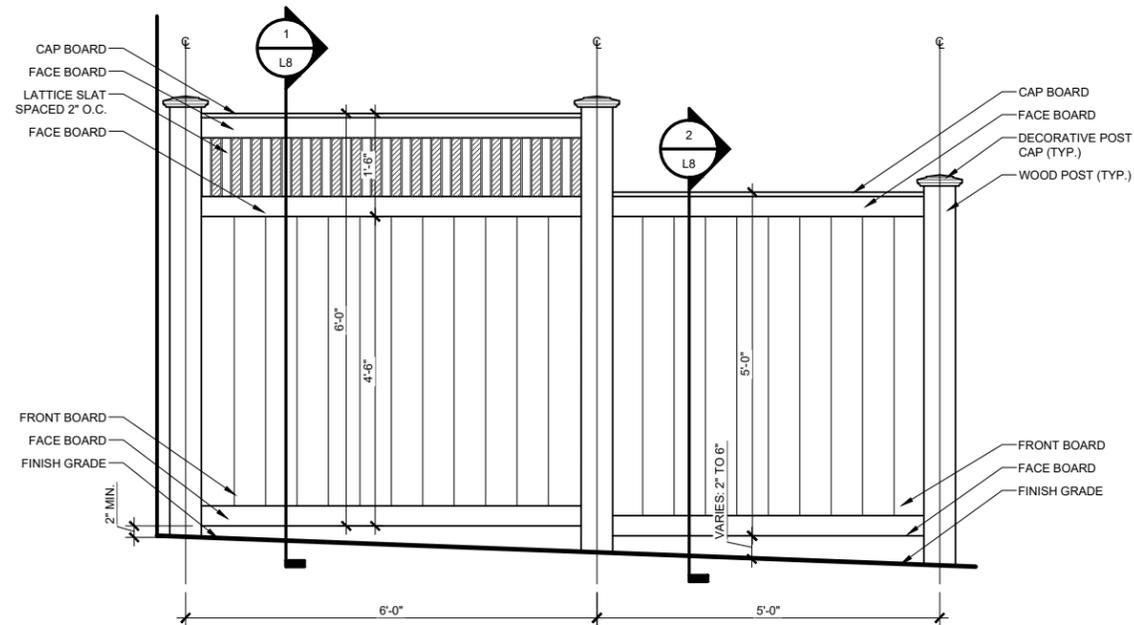
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 Alexandria, Virginia 22310
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 Email: frontend@studio39.com



1 PRIVACY FENCE SECTION A
 Scale: 3/8" = 1'-0"

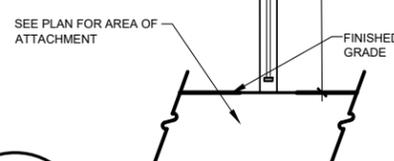


2 PRIVACY FENCE SECTION B
 Scale: 3/8" = 1'-0"

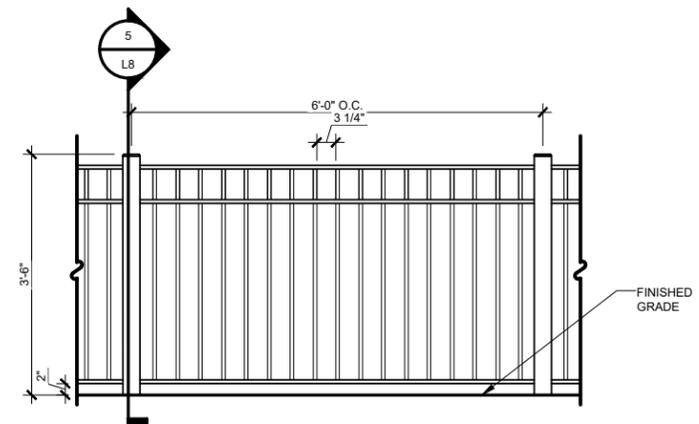


3 PRIVACY FENCE ELEVATION
 Scale: 3/8" = 1'-0"

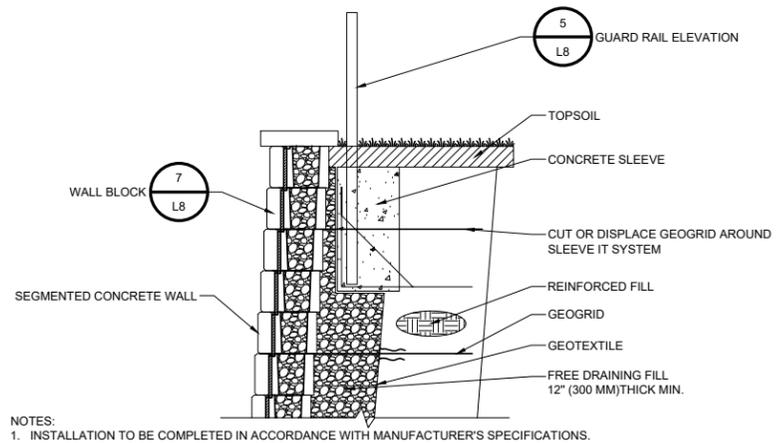
METAL NOTES:
 • ALL RUST ON MEMBERS TO BE REMOVED WITH WIRE BRUSH AND ELEMENTS CLEANED PRIOR TO PRIMING. ELEMENTS TO BE PRIMED IMMEDIATELY AFTER CLEANING
 • ALL RAILING MEMBERS TO BE PAINTED WITH TWO COATS DURON BRAND DURA CLAD DAMP PROOF RED OXIDE METAL PRIMER AND TWO COATS DURON DURA CLAD ALKYD ENAMEL
 •• COLOR: TBD
 •• FINISH: SEMI-GLOSS
 • ALL WELDS TO BE SMOOTH GROUND
 • ADHERE TO "STRUCTURAL WELDING CODES/ANSI/AWS D1.1-96," AMERICAN WELDING SOCIETY



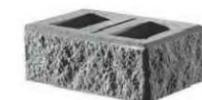
4 GUARD RAIL SECTION
 Scale: 3/8" = 1'-0"



5 GUARD RAIL ELEVATION
 Scale: 3/8" = 1'-0"



6 RETAINING WALL WITH GUARD RAIL SECTION
 Scale: 3/8" = 1'-0"



MODEL: SEMMA WALL BLOCK OR APPROVED EQUAL
SIZE: 5 7/8" X 16"
COLOR: TBD
QUANTITY: PER PLAN
COMPANY: TECHO-BLOC
 5255 ALBERT-MILLICHAMP,
 ST-HUBERT, QC J3Y 8Z8
 (P) 877.832.4625
CONTACT: MIKE NADOLSKI
 P) 703.393.2828.231
 C) 703.853.9048
 mike@stoneva.com
NOTES:
 1)INSTALL PER MANUFACTURER'S RECOMMENDATIONS
 2)CONTRACTOR TO VERIFY QUANTITIES

7 WALL BLOCK PROD. INFO.
 Scale: NTS

HARDSCAPE DETAILS

3500 PICKETT RD

CITY OF FAIRFAX, VIRGINIA

SCALE AS SHOWN



DATE:	04.22.2020	SHEET:	L8	OF:	9	SCALE:	SCALE AS SHOWN
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 Landscape Architecture, P.C.
 6416 Grovedale Drive, Suite 100-A
 Alexandria, Virginia 22310
 Tel: 703.719.6500 Fax: 703.719.6503
 Email: frontdesk@studio39.com



MODEL: 84 063 LIGHT BOLLARD - LED SQUARE OR APPROVED EQUAL
 COLOR: BLACK
 SIZE: 39 1/2" H x 6 1/2" W
 QUANTITY: PER PLAN
 COMPANY: BEGA
 1000 BEGA WAY
 CARPINTERIA, CA 93013
 (P) 805.566.9474
 CONTACT: LIGHTING ENVIRONMENTS
 DEVIN CREHAN
 (P) 410.712.0239
 NOTES: 1)INSTALL PER MANUFACTURER'S RECOMMENDATIONS
 2)CONTRACTOR TO PROVIDE ALL CONDUIT, WIRING, PERMITS, ETC TO INSTALL
 3)COORDINATE POWER CONNECTION W/ OWNER



MODEL: 84 065 LIGHT ELEMENT - LED SQUARE OR APPROVED EQUAL
 COLOR: BLACK
 SIZE: 177" H x 8 1/2" W
 QUANTITY: PER PLAN
 COMPANY: BEGA
 1000 BEGA WAY
 CARPINTERIA, CA 93013
 (P) 805.566.9474
 CONTACT: LIGHTING ENVIRONMENTS
 DEVIN CREHAN
 (P) 410.712.0239
 NOTES: 1)INSTALL PER MANUFACTURER'S RECOMMENDATIONS
 2)CONTRACTOR TO PROVIDE ALL CONDUIT, WIRING, PERMITS, ETC TO INSTALL
 3)COORDINATE POWER CONNECTION W/ OWNER



MSRP- G2 LED TYPE III POST TOP W/ RA61 POLE OR APPROVED EQUAL
 COLOR: BLACK
 SIZE: FIXTURE: 27 1/4" H x 23" W
 POLE: 14'H
 QUANTITY: PER PLAN
 COMPANY: SIGNIFY
 200 FRANKLIN SQUARE DRIVE,
 SOMERSET, NJ 08873
 P: 855-486-2216
 CONTACT: LIGHTING ENVIRONMENTS
 DEVIN CREHAN
 (P) 410.712.0239
 NOTES: 1)INSTALL PER MANUFACTURER'S RECOMMENDATIONS
 2)CONTRACTOR TO PROVIDE ALL CONDUIT, WIRING, PERMITS, ETC TO INSTALL
 3)COORDINATE POWER CONNECTION W/ OWNER

1 LIGHT BOLLARD PROD. INFO.
 L9 Scale: NTS

2 PEDESTRIAN POLE LIGHT PROD. INFO.
 L9 Scale: NTS

3 STREET LIGHT PROD. INFO.
 L9 Scale: NTS

LIGHTING PRODUCT INFORMATION

3500 PICKETT RD

CITY OF FAIRFAX, VIRGINIA

SCALE AS SHOWN



DATE: 04.22.2020 SHEET: L9 OF: 9 SCALE: SCALE AS SHOWN

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 6416 Grovedale Drive, Suite 100-A
 Alexandria, Virginia 22310
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 Email: frontdesk@studio39.com

BAR Submission for May 6, 2020 Hearing

3500 Pickett Rd

Submission Date: April 22, 2020





City of Fairfax, Virginia

10455 Armstrong Street · Fairfax, VA 22030-3630
703-385-7930 · www.fairfaxva.gov

May 29, 2020

Re: 3500 Pickett Rd

Dear Property Owner:

Current City real estate records indicate that you are the owner of land near or adjacent to the property which is the subject of the above-referenced application. Pursuant to City Code Section 110-6.B.2 you are hereby notified that the City Council will hold its meeting on Tuesday, June 9, 2020 at 7:00 p.m. This meeting is being held electronically pursuant to Ordinance No. 2020-07, and as otherwise permitted by law, and is available for live viewing on Cityscreen-12 (Channel 12 on Cox Cable and Verizon Fios) and on the City's website. To access the live stream on the web, click on the City Meetings" button on the City's Homepage (www.fairfaxva.gov) and then click on the "Watch Live!" button on the Meeting and Documents and Archived Media Webpage. This meeting will consider the following:

Z-19-00831

Request from EYA Development LLC, applicant, by Cooley, LLP, agent/attorney, for consideration of a change to the Comprehensive Plan Place Type from Social and Civic Network to Townhouse/Single-Family Attached Neighborhood, a Zoning Map Amendment (Rezoning) pursuant to City Code Sections 110-6.4 and 110-6.6, from RL Residential Low to PD-R Planned Development Residential while retaining the Architectural Control Overlay District (ACOD), and approval of a Master Development Plan with modifications and commitments, pursuant to Section 3.8 (Planned Development Districts), and a Major Certificate of Appropriateness; to allow the development of townhouses on the premises known as 3500 Pickett Road and more particularly described as Tax Map Parcel 58-1-02-021.

Consideration of the vacation of a trail easement, granted to the City pursuant to Deed of Easement recorded in Deed Book 7278, at Page 0585 among the land records of Fairfax County, Virginia. Said trail easement is located generally on the south side of property currently owned by Celebration Church of Jacksonville, Inc. and which is subject to the above development application. Consideration of the vacation shall occur at the same meeting as consideration of the development application.

All interested parties are invited to watch the public hearings on Channel 12 and on the city's website at <https://www.fairfaxva.gov/services/about-us/city-meetings>, and may express their views by submitting an email to publichearing@fairfaxva.gov, through Connect2 via the homepage, <https://www.fairfaxva.gov>, or by calling in at 571-282-3524 during the meeting. All reports will be available five (5) days prior to the meeting date on the City of Fairfax webpage at www.fairfaxva.gov.

If you have questions regarding the application, please call the Zoning Office at 703-385-7820.

Sincerely,

Albert Frederick
Planner III

cc: Jason Sutphin



City of Fairfax, Virginia

10455 Armstrong Street · Fairfax, VA 22030-3630
703-385-7930 · www.fairfaxva.gov

May 29, 2020

Barbara Byron
Planning Division
Fairfax County Dept. of Planning and Development
12055 Government Center Pkwy, Suite 730
Fairfax, Virginia 22035

Re: 3500 Pickett Rd

Pursuant to Section 15.2-2204 (amended) of the Code of Virginia, enclosed is the legal notification for the above-referenced application. For additional information, please call the Department of Community Development and Planning at 703-385-7820 or Alexis El-Hage at alexis.el-hage@fairfaxva.gov

Sincerely,

A handwritten signature in black ink, appearing to read "Albert Frederick", is written over a horizontal line.

Albert Frederick
Planner III

Enclosure

El-Hage, Alexis

From: Gillian, Tina
Sent: Friday, May 29, 2020 9:30 AM
To: El-Hage, Alexis
Subject: FW: Planning Commission Meeting and City Council Meeting 6/8 and 6/9 - Notice
Attachments: PC_CC_3500 Pickett Rd_SAP_June 8 and 9_AD.pdf

Here is the email sent to Nick

From: Gillian, Tina
Sent: Friday, May 29, 2020 9:28 AM
To: ncaine@mcwilliamsballard.com
Subject: Planning Commission Meeting and City Council Meeting 6/8 and 6/9 - Notice

Please find attached the legal notification for the public hearing(s) referenced above, as requested.

Thank you,



Tina Gillian
Administrative Assistant IV
Executive Director, Fairfax Renaissance Housing Corporation
Community Development and Planning

FOIA Disclaimer

You are hereby advised that, pursuant to the Virginia Freedom of Information Act, written correspondence (including, but not limited to, letters, e-mails and faxes) from and to the City of Fairfax and its officials and employees, and others acting on its behalf, may be subject to disclosure as being a public record. This includes the e-mail address(es) and other contact and identifying information for parties involved in the correspondence.

El-Hage, Alexis

From: Gillian, Tina
Sent: Friday, May 29, 2020 9:30 AM
To: El-Hage, Alexis
Cc: Nabti, Paul
Subject: FW: Planning Commission Meeting 6/8 and City Council Meeting 6/9 - Notice
Attachments: PC_CC_3500 Pickett Rd_SAP_June 8 and 9.pdf

Hello,
I am taking the mail to the mailroom and here is the email sent to FFX Co.

Thank you,



Tina Gillian
Administrative Assistant IV
Executive Director, Fairfax Renaissance Housing Corporation
Community Development and Planning

FOIA Disclaimer

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From: Gillian, Tina
Sent: Friday, May 29, 2020 9:23 AM
To: barbara.byron@fairfaxcounty.gov
Cc: dpzmail@fairfaxcounty.gov
Subject: Planning Commission Meeting 6/8 and City Council Meeting 6/9 - Notice

Please find attached the legal notification for the public hearing(s) referenced above.

Thank you,



Tina Gillian
Administrative Assistant IV
Executive Director, Fairfax Renaissance Housing Corporation
Community Development and Planning

City of Fairfax
10455 Armstrong Street • Fairfax, VA 22030-3630

703.385.2494 O
TTY:711
www.fairfaxva.gov

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letters, e-mails and faxes) from and to the City of Fairfax and its officials and employees, and others acting on its behalf, may be subject to disclosure as being a public record. This includes the e-mail address(es) and other contact and identifying information for parties involved in the correspondence.

NOTICE OF PUBLIC HEARING
CITY OF FAIRFAX, VIRGINIA

Notice is hereby given that the City Council of the City of Fairfax will hold a meeting on Tuesday, June 9, 2020 at 7:00 p.m. This meeting is being held electronically pursuant to Ordinance No. 2020-07, and as otherwise permitted by law, and is available for live viewing on Cityscreen-12 (Channel 12 on Cox Cable and Verizon FIOS) and on the City's website. To access the live stream on the web, click on the "City Meetings" button on the City's Homepage (www.fairfaxva.gov) and then click on the "Watch Live!" button on the Meeting and Documents and Archived Media Webpage. The meeting will include a public hearing to consider the following:

Z-19-00831

Request from EYA Development LLC, applicant, by Cooley, LLP, agent/attorney, for consideration of a change to the Comprehensive Plan Place Type from Social and Civic Network to Townhouse/Single-Family Attached Neighborhood, a Zoning Map Amendment (Rezoning) pursuant to City Code Sections 110-6.4 and 110-6.6, from RL Residential Low to PD-R Planned Development Residential while retaining the Architectural Control Overlay District (ACOD), and approval of a Master Development Plan with modifications and commitments, pursuant to Section 3.8 (Planned Development Districts), and a Major Certificate of Appropriateness; to allow the development of townhouses on the premises known as 3500 Pickett Road and more particularly described as Tax Map Parcel 58-1-02-021.

Consideration of the vacation of a trail easement, granted to the City pursuant to Deed of Easement recorded in Deed Book 7278, at Page 0585 among the land records of Fairfax County, Virginia. Said trail easement is located generally on the south side of property currently owned by Celebration Church of Jacksonville, Inc. and which is subject to the above development application. Consideration of the vacation shall occur at the same meeting as consideration of the development application.

All interested parties are invited to watch the public hearings on Channel 12 and on the city's website at <https://www.fairfaxva.gov/services/about-us/city-meetings>, and may express their views by submitting an email to publichearing@fairfaxva.gov, through Connect2 via the homepage, <https://www.fairfaxva.gov>, or by calling in at 571-282-3524 during the meeting. All reports will be available five (5) days prior to the meeting date on the City of Fairfax webpage at www.fairfaxva.gov.

Melanie Crowder, City Clerk

May 22, 2020
May 29, 2020



AFFIDAVIT FOR POSTED NOTICE (SIGN)

I, Molly Novotny hereby affirm that I have received, read, understand and
Applicant/Agent Name
agree to abide by the ‘Posted Notice Instructions to the Applicant’ and location map depicting sign
placement given to me on May 29, 2020 as required by City Code, Chapter 110, Article
6.2.5.B.3. Date

The subject property will be posted visibly and securely with **four (4)** signs, from **Friday, May 29, 2020**
to **Tuesday, June 9, 2020**, including the date of the public hearing as given on the sign(s).

Notices will not be placed on trees, utility poles, or traffic control signs or elsewhere in the public right-
of-way. All posted notices will be removed no later than **June 12, 2020**.

A photo confirmation of the “Posted Notice” (sign) placement will be provided to the Zoning Office on
date of placement.

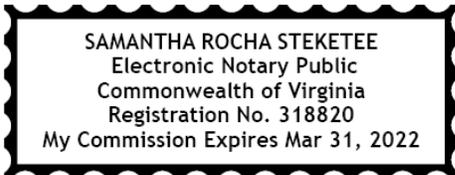
Molly Novotny
Applicant/Agent Signature

June 2, 2020
Date

APPLICANT/AGENT MUST SIGN AND HAVE THEIR SIGNATURES NOTARIZED

The above affidavit was subscribed and confirmed by oath or affirmation before me on this 2nd
day of June, 2020, in the State of Virginia.

My commission expires March 31, 2022.



Samantha Rocha Stekete
Notary Public/Registration No. 318820

OFFICE USE ONLY

Associated Case # _____

Staff Initials _____



CITY OF FARMINGTON
PUBLIC HEARING
NOTICE
Planning Commission
meeting on:
June 23, 2021 7:00pm
10455 Armstrong Street
City Hall Annex, Room 100
to discuss a final use application

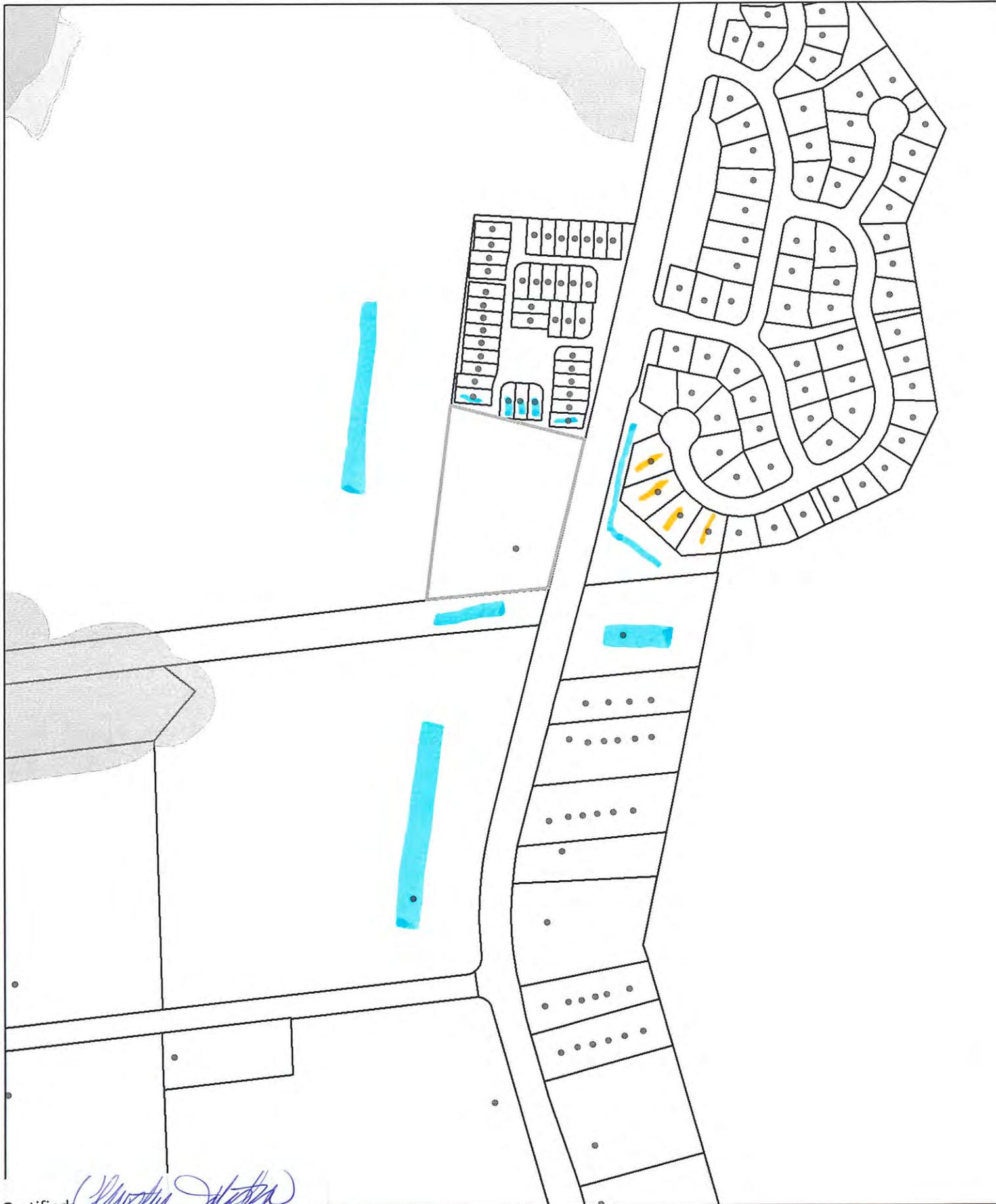
CITY OF FARMINGTON
PUBLIC HEARING
NOTICE
City Council
meeting on:
June 23, 2021 7:00pm
10455 Armstrong Street
City Hall Annex, Room 100
to discuss a final use application

3500



OTWARCIE
PUBLIC HEARING
NOTICE
Wniosek o wyłączenie
z planu miejscowego
1045 Armstrong Street
1045 Armstrong Street
City Hall Annex, Room 120
To discuss a land use application

OTWARCIE
PUBLIC HEARING
NOTICE
Ciepła, 20201
1045 Armstrong Street
1045 Armstrong Street
City Hall Annex, Room 120
To discuss a land use application



Certified: 
Christine Johnston, AAS
Real Estate Assessment Director
5/26, 2020

3500 Pickett Rd



Unofficial Property Record Card - Fairfax, VA

General Property Data

Parcel ID 58 1 27 055	Account Number 697586
Property Owner LEE SANG K PAK UN SOP	Property Location 3538 SCHUERMAN HOUSE DR FAIRFAX Property Use
Mailing Address 3538 SCHUERMAN HOUSE DR	Most Recent Sale Date 12/22/2004
City FAIRFAX	Legal Reference 16831-1586
Mailing State VA Zip 22031	Grantor PICKETTS RESERVE DEV LLC
Parcel/Zoning Planned Development Residential	Sale Price 1,048,110
Tax Exempt No	Land Area 0.269 acres
	Type NEW Single Family

Current Property Assessment

Card 1 Value	Land Value 333,600	Building Value 783,800	Total Value 1,117,400
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Building Description

Building Style Colonial+	# of Living Units 1	Flooring Type Hardwood
Year Built 2004	Roof Structure N/A	Heating Type FHA-Gas
Building Grade Gd Abv Avg	Roof Cover Composition	Heating Fuel GAS
Building Condition N/A	Siding Comb-Brick/S	Air Conditioning 100%
Above Grade Floor Area (SF) 4,059	Interior Walls Drywall	# of Fireplaces 0
Total Floor Area (SF) 4,059	# of Bedrooms 4	# of Full Baths 4
Number Rooms 10	# of 1/2 Baths 2	

Utilities Information

Water	Public Water Available
Sewer	Public Sewer Available

Legal Description

PICKETT'S RESERVE LT-55 11739-SF BK 15814 PG 1026

Narrative Description of Property

This property contains 0.269 acres of land mainly classified as with a(n) Colonial+ style building, built about 2004 , having Comb-Brick/S exterior and Composition roof cover, with 0 commercial unit(s) and 1 residential unit(s), 10 room(s), 4 bedroom(s), 4 bath(s), 2 half bath (s).

Disclaimer/Privacy Policy

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Unofficial Property Record Card - Fairfax, VA

General Property Data

Parcel ID 58 1 27 054	Account Number 697575
Property Owner JERATH KAPILESH (TRS) JERATH SHALINI (TRS)	Property Location 3536 SCHUERMAN HOUSE DR FAIRFAX Property Use
Mailing Address 3536 SCHUERMAN HOUSE DR	Most Recent Sale Date 11/21/2012
City FAIRFAX	Legal Reference 22715-1348
Mailing State VA Zip 22031	Grantor JERATH KAPILESH
ParcelZoning Planned Development Residential	Sale Price 0
Tax Exempt No	Land Area 0.291 acres
	Type No Consideration

Current Property Assessment

Card 1 Value	Land Value 339,600	Building Value 794,600	Total Value 1,134,200
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Building Description

Building Style Colonial+	# of Living Units 1	Flooring Type Hardwood
Year Built 2004	Roof Structure N/A	Heating Type FHA-Gas
Building Grade Gd Abv Avg	Roof Cover Composition	Heating Fuel GAS
Building Condition N/A	Siding Comb-Brk/Vin	Air Conditioning 100%
Above Grade Floor Area (SF) 3,981	Interior Walls Drywall	# of Fireplaces 2
Total Floor Area (SF) 3,981	# of Bedrooms 4	# of Full Baths 4
Number Rooms 9	# of 1/2 Baths 1	

Utilites Information

Water	Public Water Available
Sewer	Public Sewer Available

Legal Description

PICKETT'S RESERVE LT-54 12695-SF BK 15814 PG 1026

Narrative Description of Property

This property contains 0.291 acres of land mainly classified as with a(n) Colonial+ style building, built about 2004 , having Comb-Brk/Vin exterior and Composition roof cover, with 0 commercial unit(s) and 1 residential unit(s), 9 room(s), 4 bedroom(s), 4 bath(s), 1 half bath(s).

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Unofficial Property Record Card - Fairfax, VA

General Property Data

Parcel ID 58 1 27 053	Account Number 697564
Property Owner JOHNSON (TRS) RICHARD W JOHNSON (TRS) AESUN	Property Location 3534 SCHUERMAN HOUSE DR FAIRFAX
Mailing Address 1101 ROMANO KEY CIR	Property Use
City PUNTA GORDA	Most Recent Sale Date 3/13/2017
Mailing State FLA Zip 33955	Legal Reference 24972-0326
Parcel Zoning Planned Development Residential	Grantor JOHNSON RICHARD W JR
Tax Exempt No	Sale Price 0
	Land Area 0.280 acres
	Type No Consideration

Current Property Assessment

Card 1 Value	Land Value 390,500	Building Value 829,700	Total Value 1,220,200
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Building Description

Building Style Colonial+	# of Living Units 1	Flooring Type Hardwood
Year Built 2004	Roof Structure N/A	Heating Type FHA-Gas
Building Grade Gd Abv Avg	Roof Cover Composition	Heating Fuel GAS
Building Condition N/A	Siding Comb-Brick/S	Air Conditioning 100%
Above Grade Floor Area (SF) 4,486	Interior Walls Drywall	# of Fireplaces 1
Total Floor Area (SF) 4,486	# of Bedrooms 5	# of Full Baths 5
Number Rooms 9	# of 1/2 Baths 1	

Utilities Information

Water	Public Water Available
Sewer	Public Sewer Available

Legal Description

PICKETT'S RESERVE LT-53 12197-SF BK 15814 PG 1026

Narrative Description of Property

This property contains 0.280 acres of land mainly classified as with a(n) Colonial+ style building, built about 2004, having Comb-Brick/S exterior and Composition roof cover, with 0 commercial unit(s) and 1 residential unit(s), 9 room(s), 5 bedroom(s), 5 bath(s), 1 half bath(s).

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Unofficial Property Record Card - Fairfax, VA

General Property Data

Parcel ID 58 1 27 052	Account Number 697553
Property Owner DOREY PETER J DOREY MAI T	Property Location 3532 SCHUERMAN HOUSE DR FAIRFAX
Mailing Address 3532 SCHUERMAN HOUSE DR	Property Use
City FAIRFAX	Most Recent Sale Date 12/6/2007
Mailing State VA Zip 22031	Legal Reference 19689-1359
ParcelZoning Planned Development Residential	Grantor DOREY PETER J
Tax Exempt No	Sale Price 0
	Land Area 0.264 acres
	Type Deed of GIFT

Current Property Assessment

Card 1 Value	Land Value 400,300	Building Value 793,800	Total Value 1,194,100
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Building Description

Building Style Colonial+	# of Living Units 1	Flooring Type Hardwood
Year Built 2004	Roof Structure N/A	Heating Type FHA-Gas
Building Grade Gd Abv Avg	Roof Cover Composition	Heating Fuel GAS
Building Condition N/A	Siding Comb-Brick/S	Air Conditioning 100%
Above Grade Floor Area (SF) 4,175	Interior Walls Drywall	# of Fireplaces 3
Total Floor Area (SF) 4,175	# of Bedrooms 4	# of Full Baths 5
Number Rooms 10	# of 1/2 Baths 1	

Utilites Information

Water	Public Water Available
Sewer	Public Sewer Available

Legal Description

PICKETT'S RESERVE LT-52 11518-SF BK 15814 PG 1026

Narrative Description of Property

This property contains 0.264 acres of land mainly classified as with a(n) Colonial+ style building, built about 2004 , having Comb-Brick/S exterior and Composition roof cover, with 0 commercial unit(s) and 1 residential unit(s), 10 room(s), 4 bedroom(s), 5 bath(s), 1 half bath (s).

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Unofficial Property Record Card - Fairfax, VA

General Property Data

Parcel ID 58 1 19 013	Account Number 690811
Property Owner CROWLEY CHRISTOPHER D FATTAH RODEINA A	Property Location 3480 BARRISTERS KEEPE CIR FAIRFAX
Mailing Address 3480 BARRISTERS KEEPE CIR	Property Use
City FAIRFAX	Most Recent Sale Date 3/2/2009
Mailing State VA Zip 22031	Legal Reference 20312-1076
Parcel Zoning Planned Development Mixed Use	Grantor CROSTHWAIT HANS K
Tax Exempt No	Sale Price 665,000
	Land Area 0.096 acres
	Type Existing Single Family

Current Property Assessment

Card 1 Value	Land Value 259,700	Building Value 482,600	Total Value 742,300
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Building Description

Building Style Colonial	# of Living Units 1	Flooring Type W/W Carpet
Year Built 1996	Roof Structure N/A	Heating Type FHA-Gas
Building Grade Good	Roof Cover Asphalt	Heating Fuel GAS
Building Condition N/A	Siding Mas vnr/sid	Air Conditioning 100%
Above Grade Floor Area (SF) 2,754	Interior Walls Drywall	# of Fireplaces 0
Total Floor Area (SF) 2,754	# of Bedrooms 4	# of Full Baths 3
Number Rooms 8	# of 1/2 Baths 1	

Utilites Information

Water	Public Water Available
Sewer	Public Sewer Available

Legal Description

BARRISTER'S KEEPE LOT 13 4187 SF 9836-1961

Narrative Description of Property

This property contains 0.096 acres of land mainly classified as with a(n) Colonial style building, built about 1996 , having Mas vnr/sid exterior and Asphalt roof cover, with 0 commercial unit(s) and 1 residential unit(s), 8 room(s), 4 bedroom(s), 3 bath(s), 1 half bath(s).

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Unofficial Property Record Card - Fairfax, VA

General Property Data

Parcel ID 58 1 19 012	Account Number 690800
Property Owner COPELAND MELISSA COPELAND MARQUIS D	Property Location 3482 BARRISTERS KEEPE CIR FAIRFAX Property Use
Mailing Address 3482 BARRISTERS KEEPE CIR	Most Recent Sale Date 6/11/2018 Legal Reference 25442-1568
City Fairfax	Grantor SENHAJI JOSEPH
Mailing State VA Zip 22031	Sale Price 762,000
ParcelZoning Planned Development Mixed Use	Land Area 0.084 acres
Tax Exempt Yes	Type Existing Single Family

Current Property Assessment

Card 1 Value	Land Value 231,900	Building Value 529,700	Total Value 761,600
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Building Description

Building Style Colonial	# of Living Units 1	Flooring Type Hardwood
Year Built 1996	Roof Structure N/A	Heating Type FHA-Gas
Building Grade Good	Roof Cover Asphalt	Heating Fuel GAS
Building Condition N/A	Siding Mas vnr/sid	Air Conditioning 100%
Above Grade Floor Area (SF) 2,728	Interior Walls Drywall	# of Fireplaces 1
Total Floor Area (SF) 2,728	# of Bedrooms 4	# of Full Baths 3
Number Rooms 9	# of 1/2 Baths 1	

Utilites Information

Water	Public Water Available
Sewer	Public Sewer Available

Legal Description

BARRISTER'S KEEPE LOT 12 3671 SF 9582-886

Narrative Description of Property

This property contains 0.084 acres of land mainly classified as with a(n) Colonial style building, built about 1996 , having Mas vnr/sid exterior and Asphalt roof cover, with 0 commercial unit(s) and 1 residential unit(s), 9 room(s), 4 bedroom(s), 3 bath(s), 1 half bath(s).

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Unofficial Property Record Card - Fairfax, VA

General Property Data

Parcel ID 58 1 19 011	Account Number 690797
Property Owner BURRELL BONNIE J BURRELL THOMAS F	Property Location 3484 BARRISTERS KEEPE CIR FAIRFAX Property Use
Mailing Address 3484 BARRISTERS KEEPE CIR	Most Recent Sale Date 7/2/2009
City FAIRFAX	Legal Reference 20576-2155
Mailing State VA Zip 22031	Grantor SARDAR SANJAY
Parcel Zoning Planned Development Mixed Use	Sale Price 625,000
Tax Exempt No	Land Area 0.079 acres
	Type Existing Single Family

Current Property Assessment

Card 1 Value	Land Value 231,900	Building Value 471,200	Total Value 703,100
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Building Description

Building Style Colonial	# of Living Units 1	Flooring Type Hardwood
Year Built 1996	Roof Structure N/A	Heating Type FHA-Gas
Building Grade Good	Roof Cover Asphalt	Heating Fuel GAS
Building Condition N/A	Siding Mas vnr/sid	Air Conditioning 100%
Above Grade Floor Area (SF) 2,532	Interior Walls Drywall	# of Fireplaces 1
Total Floor Area (SF) 2,532	# of Bedrooms 4	# of Full Baths 3
Number Rooms 8	# of 1/2 Baths 1	

Utilities Information

Water	Public Water Available
Sewer	Public Sewer Available

Legal Description

BARRISTER'S KEEPE LOT 11 3430 SF 9582-886

Narrative Description of Property

This property contains 0.079 acres of land mainly classified as with a(n) Colonial style building, built about 1996, having Mas vnr/sid exterior and Asphalt roof cover, with 0 commercial unit(s) and 1 residential unit(s), 8 room(s), 4 bedroom(s), 3 bath(s), 1 half bath(s).

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Unofficial Property Record Card - Fairfax, VA

General Property Data

Parcel ID 58 1 19 010	Account Number 690786
Property Owner ABISAMRA ANTOINE ABISAMRA NADA SALEM	Property Location 3486 BARRISTERS KEEPE CIR FAIRFAX Property Use
Mailing Address 3486 BARRISTERS KEEPE CIR	Most Recent Sale Date 9/30/2009
City FAIRFAX	Legal Reference 20723-0537
Mailing State VA Zip 22031	Grantor BALLARD PETER S
ParcelZoning Planned Development Mixed Use	Sale Price 650,000
Tax Exempt No	Land Area 0.085 acres
	Type Existing Single Family

Current Property Assessment

Card 1 Value	Land Value 231,900	Building Value 508,500	Total Value 740,400
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Building Description

Building Style Colonial	# of Living Units 1	Flooring Type W/W Carpet
Year Built 1996	Roof Structure N/A	Heating Type FHA-Gas
Building Grade Good	Roof Cover Asphalt	Heating Fuel GAS
Building Condition N/A	Siding Mas vnr/sid	Air Conditioning 100%
Above Grade Floor Area (SF) 2,787	Interior Walls Drywall	# of Fireplaces 2
Total Floor Area (SF) 2,787	# of Bedrooms 4	# of Full Baths 3
Number Rooms 11	# of 1/2 Baths 1	

Utilites Information

Water	Public Water Available
Sewer	Public Sewer Available

Legal Description

BARRISTER'S KEEPE LOT 10 3705 SF 9582-886

Narrative Description of Property

This property contains 0.085 acres of land mainly classified as with a(n) Colonial style building, built about 1996 , having Mas vnr/sid exterior and Asphalt roof cover, with 0 commercial unit(s) and 1 residential unit(s), 11 room(s), 4 bedroom(s), 3 bath(s), 1 half bath(s).

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Unofficial Property Record Card - Fairfax, VA

General Property Data

Parcel ID 58 1 19 009	Account Number 690775
Property Owner MACHABEE (TR) LAWRENCE A MACHABEE (TR) SONIA C	Property Location 3488 BARRISTERS KEEPE CIR FAIRFAX Property Use
Mailing Address 3488 BARRISTERS KEEPE CIR	Most Recent Sale Date 2/25/2010
City FAIRFAX	Legal Reference 20930-0095
Mailing State VA Zip 22031	Grantor MACHABEE LAWRENCE
ParcelZoning Planned Development Mixed Use	Sale Price 0
Tax Exempt No	Land Area 0.083 acres
	Type Does Not Appear Valid

Current Property Assessment

Card 1 Value	Land Value 208,700	Building Value 466,900	Total Value 675,600
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Building Description

Building Style Colonial	# of Living Units 1	Flooring Type W/W Carpet
Year Built 1997	Roof Structure N/A	Heating Type FHA-Gas
Building Grade Good	Roof Cover Asphalt	Heating Fuel GAS
Building Condition N/A	Siding Mas vnr/sid	Air Conditioning 100%
Above Grade Floor Area (SF) 2,588	Interior Walls Drywall	# of Fireplaces 1
Total Floor Area (SF) 2,588	# of Bedrooms 3	# of Full Baths 2
Number Rooms 8	# of 1/2 Baths 1	

Utilites Information

Water	Public Water Available
Sewer	Public Sewer Available

Legal Description

BARRISTER'S KEEPE LOT 9 3625 SF 9582-886

Narrative Description of Property

This property contains 0.083 acres of land mainly classified as with a(n) Colonial style building, built about 1997 , having Mas vnr/sid exterior and Asphalt roof cover, with 0 commercial unit(s) and 1 residential unit(s), 8 room(s), 3 bedroom(s), 2 bath(s), 1 half bath(s).

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Unofficial Property Record Card - Fairfax, VA

General Property Data

Parcel ID 58 1 02 036 A	Account Number 11650
Property Owner THE U S POSTAL SERVICE	Property Location 3601 PICKETT RD FAIRFAX
Mailing Address 3601 PICKETT RD	Property Use
City FAIRFAX	Most Recent Sale Date
Mailing State VA Zip 22031	Legal Reference
Parcel Zoning Industrial Heavy	Grantor
Tax Exempt Yes	Sale Price 0
	Land Area 2.044 acres
	Type

Current Property Assessment

Card 1 Value	Land Value 2,092,100	Building Value 905,400	Total Value 2,997,500
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Building Description

Building Style 1 Story Comm	# of Living Units 0	Flooring Type N/A
Year Built 1981	Roof Structure Flat	Heating Type N/A
Building Grade Average	Roof Cover Tar & Gravel	Heating Fuel N/A
Building Condition N/A	Siding Concrete	Air Conditioning 0%
Above Grade Floor Area (SF) 10,389	Interior Walls Drywall	# of Fireplaces 0
Total Floor Area (SF) 10,389	# of Bedrooms 0	# of Full Baths 0
Number Rooms 0	# of 1/2 Baths 0	

Utilities Information

Water	Public Water Available
Sewer	Public Sewer Available

Legal Description

PICKETT IND PARK LT 3 0 - 89025 SF 4678-378

Narrative Description of Property

This property contains 2.044 acres of land mainly classified as with a(n) 1 Story Comm style building, built about 1981, having Concrete exterior and Tar & Gravel roof cover, with 0 commercial unit(s) and 0 residential unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

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Unofficial Property Record Card - Fairfax, VA

General Property Data

Parcel ID 58 1 02 021	Account Number 30788
Property Owner CELEBRATION CHURCH OF JACKSONVILLE, INC	Property Location 3500 PICKETT RD FAIRFAX
Mailing Address 10302 DEERWOOD PARK BOULEVARD STE 104	Property Use
City JACKSONVILLE	Most Recent Sale Date 3/3/2020
Mailing State FL Zip 32256	Legal Reference 26110-0084
Parcel Zoning Residential Low	Grantor DC METRO CHURCH, INC
Tax Exempt Yes	Sale Price 3,989,481
	Land Area 3.718 acres
	Type TAX EXEMPT PROPERTY SALE

Current Property Assessment

Card 1 Value	Land Value 1,457,500	Building Value 1,978,700	Total Value 3,436,200
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Building Description

Building Style CHURCH/SYN	# of Living Units 0	Flooring Type N/A
Year Built 1980	Roof Structure N/A	Heating Type N/A
Building Grade N/A	Roof Cover N/A	Heating Fuel N/A
Building Condition N/A	Siding N/A	Air Conditioning 0%
Above Grade Floor Area (SF) 17,022	Interior Walls N/A	# of Fireplaces 0
Total Floor Area (SF) 17,022	# of Bedrooms 0	# of Full Baths 0
Number Rooms 0	# of 1/2 Baths 0	

Utilities Information

Water	Public Water Available
Sewer	Public Sewer Available

Legal Description

ACCOTINK 3.7176 AC 3570-335

Narrative Description of Property

This property contains 3.718 acres of land mainly classified as with a(n) CHURCH/SYN style building, built about 1980, having N/A exterior and N/A roof cover, with 0 commercial unit(s) and 0 residential unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Disclaimer/Privacy Policy

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Unofficial Property Record Card - Fairfax, VA

General Property Data

Parcel ID 58 1 02 005	Account Number 1614
Property Owner ARMY NAVY COUNTRY CLUB	Property Location 3315 OLD LEE HWY FAIRFAX
Mailing Address 1700 ARMY NAVY DR	Property Use
City ARLINGTON	Most Recent Sale Date
Mailing State VA Zip 22202-1640	Legal Reference
ParcelZoning Split Zoned (RM/RL)	Grantor
Tax Exempt No	Sale Price 0
	Land Area 231.460 acres
	Type

Current Property Assessment

Card 1 Value	Land Value 33,185,200	Building Value 1,000	Total Value 33,186,200
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Building Description

Building Style CLUBHOUSE	# of Living Units 0	Flooring Type N/A
Year Built 1996	Roof Structure N/A	Heating Type FHA-Gas
Building Grade Excellent	Roof Cover Composition	Heating Fuel GAS
Building Condition N/A	Siding Brick	Air Conditioning 100%
Above Grade Floor Area (SF) 0	Interior Walls N/A	# of Fireplaces 0
Total Floor Area (SF) 0	# of Bedrooms 0	# of Full Baths 0
Number Rooms 0	# of 1/2 Baths 0	

Utilites Information

Water	Public Water Available
Sewer	Public Sewer Available

Legal Description

OLD LEE HWY 10,082,728 DB 1686 PG 239

Narrative Description of Property

This property contains 231.460 acres of land mainly classified as with a(n) CLUBHOUSE style building, built about 1996 , having Brick exterior and Composition roof cover, with 0 commercial unit(s) and 0 residential unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

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Unofficial Property Record Card - Fairfax, VA

General Property Data

Parcel ID 58 1 02 005 A	Account Number 8406
Property Owner ARMY NAVY COUNTRY CLUB	Property Location 3402 PICKETT RD FAIRFAX
	Property Use
Mailing Address 1700 ARMY NAVY DR	Most Recent Sale Date 12/8/1992
	Legal Reference 8371-1682
City ARLINGTON	Grantor CALVARY UNITED METH CHURCH
Mailing State VA Zip 22202-1640	Sale Price 2,500
ParcelZoning Residential Medium	Land Area 0.7 acres
Tax Exempt No	Type N/A

Current Property Assessment

Card 1 Value	Land Value 100,300	Building Value 0	Total Value 100,300
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Building Description

Building Style N/A	# of Living Units N/A	Flooring Type N/A
Year Built N/A	Roof Structure N/A	Heating Type N/A
Building Grade N/A	Roof Cover N/A	Heating Fuel N/A
Building Condition N/A	Siding N/A	Air Conditioning 0%
Above Grade Floor Area (SF) 0	Interior Walls N/A	# of Fireplaces
Total Floor Area (SF) 0	# of Bedrooms 0	# of Full Baths 0
Number Rooms 0	# of 1/2 Baths 0	

Utilities Information

Water	Public Water Available
Sewer	Public Sewer Available

Legal Description

OLD METROPOLITAN & WESTERN RR ROW PCL 18 30,492 SF 8371-1682

Narrative Description of Property

This property contains 0.7 acres of land mainly classified as with a(n) N/A style building, built about N/A , having N/A exterior and N/A roof cover, with N/A commercial unit(s) and N/A residential unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

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Card 1 of 1

Location 3790 PICKETT RD	Property Account Number 23778	Parcel ID 58 1 02 030
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Old Parcel ID

Current Property Mailing Address

Owner TRANSMONTAIGNE OPERATING CO LP	City DENVER
Address 1670 BROADWAY, SUITE 3100	State CO
	Zip 80202
	Zoning Industrial Heavy (What does this zoning code mean?)

Current Property Sales Information

Sale Date 5/15/2008	Legal Reference 19786-1682
Sale Price 6,635,967	Grantor(Seller) TRANSMONTAIGNE PRODUCT SERVICES
Type Does Not Appear Valid	

Current Property Assessment

Year 2020	<u>Card 1 Value</u>
	Building Value 5,919,200
	Xtra Features Value 0
Land Area 18.92982 ACRES	Land Value 4,535,200
Above Grade Floor Area (SF) 20,529 (?)	Total Value 10,454,400
Total Floor Area (SF) 20,529 (?)	Tax Exempt No

Utilities Information

Water	Public Water Available
Sewer	Public Sewer Available

Narrative Description

This property contains 18.92982 ACRES of land mainly classified as Tank Farm with a(n) TRUCK TERM style building, built about 1965 , having N/A exterior and N/A roof cover, with 0 commercial unit(s) and 0 residential unit(s), 0 total room(s), 0 total bedroom(s), 0 total bath(s), 0 total half bath(s), 0 Fireplace(s).

Legal Description

MATHY PROPERTY PCL 1B - 18.929 AC 9673-0995

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Unofficial Property Record Card - Fairfax, VA

General Property Data

Parcel ID 58 1 27 000 G	Account Number 698026
Property Owner PICKETTS RESERVE HOMEOWNERS ASSOC	Property Location PARCEL G FAIRFAX
C/O RICHARD CARDINALE	Property Use
Mailing Address 9510 SHELLEY KRASNOW LN	Most Recent Sale Date
City FAIRFAX	Legal Reference
Mailing State VA Zip 22031	Grantor
ParcelZoning Planned Development Residential	Sale Price 0
Tax Exempt No	Land Area 1.424 acres
	Type

Current Property Assessment

Card 1 Value	Land Value 0	Building Value 0	Total Value 0
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Building Description

Building Style N/A	# of Living Units 0	Flooring Type N/A
Year Built N/A	Roof Structure N/A	Heating Type N/A
Building Grade N/A	Roof Cover N/A	Heating Fuel N/A
Building Condition N/A	Siding N/A	Air Conditioning 0%
Above Grade Floor Area (SF) 0	Interior Walls N/A	# of Fireplaces 0
Total Floor Area (SF) 0	# of Bedrooms 0	# of Full Baths 0
Number Rooms 0	# of 1/2 Baths 0	

Utilities Information

Water	Public Water Available
Sewer	Public Sewer Available

Legal Description

PICKETT'S RESERVE PARCEL G 62040 SF BK 15814 PG 1026

Narrative Description of Property

This property contains 1.424 acres of land mainly classified as with a(n) N/A style building, built about N/A , having N/A exterior and N/A roof cover, with 0 commercial unit(s) and 0 residential unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

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Unofficial Property Record Card - Fairfax, VA

General Property Data

Parcel ID 58 3 02 028	Account Number 10080
Property Owner CITY OF FAIRFAX	Property Location 3650 PICKETT RD FAIRFAX
Mailing Address 10455 ARMSTRONG ST	Property Use
City FAIRFAX	Most Recent Sale Date
Mailing State VA Zip 22030	Legal Reference
Parcel Zoning Residential Medium	Grantor
Tax Exempt Yes	Sale Price 0
	Land Area 14.89171 acres
	Type

Current Property Assessment

Card 1 Value	Land Value 513,900	Building Value 0	Total Value 513,900
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Building Description

Building Style N/A	# of Living Units N/A	Flooring Type N/A
Year Built N/A	Roof Structure N/A	Heating Type N/A
Building Grade N/A	Roof Cover N/A	Heating Fuel N/A
Building Condition N/A	Siding N/A	Air Conditioning 0%
Above Grade Floor Area (SF) 0	Interior Walls N/A	# of Fireplaces
Total Floor Area (SF) 0	# of Bedrooms 0	# of Full Baths 0
Number Rooms 0	# of 1/2 Baths 0	

Utilities Information

Water	Public Water Available
Sewer	Public Sewer Available

Legal Description

TANK FARM 14.982 ACRES 3931-197

Narrative Description of Property

This property contains 14.89171 acres of land mainly classified as with a(n) N/A style building, built about N/A, having N/A exterior and N/A roof cover, with N/A commercial unit(s) and N/A residential unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

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12. MOTIONS:

ATTACHMENTS: [If the City Council agrees with the staff recommendation, then Motions 12A, 12C, 12E and 12G are appropriate]

12A. Motion to recommend approval of the Comprehensive Plan Amendment.

12B. Motion to recommend denial of the Comprehensive Plan Amendment.

12C. Motion to recommend approval of the Zoning Map Amendment (rezoning) and consenting to the request for vacation of existing trail easement.

12D. Motion to recommend denial of the Zoning Map Amendment (rezoning).

12E. Motion to approve the request for a Major Certificate of Appropriateness.

12F. Motion to deny the request for a Major Certificate of Appropriateness

COMPREHENSIVE PLAN AMENDMENT

APPROVAL

I MOVE THAT THE CITY COUNCIL ADOPT THE ATTACHED RESOLUTION RECOMMENDING, WITH RESPECT TO THE PROPERTY IDENTIFIED AS CITY OF FAIRFAX TAX MAP PARCEL 58-1-02-021, AMENDMENT OF THE COMPREHENSIVE PLAN OF THE CITY OF FAIRFAX, VIRGINIA FROM SOCIAL AND CIVIC NETWORK TO TOWNHOUSE/SINGLE-FAMILY ATTACHED NEIGHBORHOOD ON THE FUTURE LAND USE MAP.

COMPREHENSIVE PLAN AMENDMENT

DENIAL

I MOVE THAT THE CITY COUNCIL DISAPPROVE THE PROPOSED AMENDMENT OF THE COMPREHENSIVE PLAN OF THE CITY OF FAIRFAX, VIRGINIA WITH RESPECT TO THE PROPERTY IDENTIFIED AS CITY OF FAIRFAX TAX MAP PARCEL 58-1-02-021, FROM SOCIAL AND CIVIC NETWORK TO TOWNHOUSE/SINGLE-FAMILY ATTACHED NEIGHBORHOOD ON THE FUTURE LAND USE MAP.

Rezoning Z-19-00831

**APPROVAL
(Recommended by Staff)**

BASED ON THE PUBLIC CONVENIENCE, WELFARE AND GOOD ZONING PRACTICE, WITH RESPECT TO REZONING APPLICATION Z-19-00831, WHICH HAS BEEN FILED FOR THE LAND KNOWN AS 3500 PICKETT ROAD AND MORE PARTICULARLY DESCRIBED AS TAX MAP PARCEL 58-1-02-021, I MOVE THAT THE CITY COUNCIL RECOMMEND APPROVAL OF REZONING APPLICATION Z-19-00831 TO REZONE THE SUBJECT PROPERTY FROM RL – RESIDENTIAL LOW TO PD-R – PLANNED DEVELOPMENT RESIDENTIAL WHILE RETAINING THE ARCHITECTURAL CONTROL OVERLAY DISTRICT (ACOD), TO ALLOW THE DEVELOPMENT OF THE SUBJECT PROPERTY IN COMPLIANCE WITH THE MASTER DEVELOPMENT PLAN AND COMMITMENTS, WHICH HAVE BEEN PREPARED AND SUBMITTED BY THE APPLICANT. AS PART OF THIS APPROVAL, I FURTHER MOVE THAT THE CITY COUNCIL CONSENT TO THE VACATION OF THE EXISTING TRAIL EASEMENT ALONG THE SOUTHERN PROPERTY LINE AS SHOWN ON THE MASTER DEVELOPMENT PLAN, SUCH VACATION TO BE EFFECTIVE UPON THE RECORDATION OF A DEED OF VACATION OR APPROPRIATE OTHER DOCUMENTATION AT THE TIME OF FINAL SITE PLAN APPROVAL. CITY COUNCIL CONSENT TO THIS VACATION SHALL BE NULL AND VOID IF SUCH DEED OF VACATION OR APPROPRIATE OTHER DOCUMENTATION IS NOT RECORDED WITHIN ONE YEAR OF THE APPROVAL OF THIS REZONING.

Rezoning Z-19-00831

DENIAL

BASED ON THE PUBLIC CONVENIENCE, WELFARE AND GOOD ZONING PRACTICE, WITH RESPECT TO REZONING APPLICATION Z-19-00831, WHICH HAS BEEN FILED FOR THE LAND KNOWN AS 3500 PICKETT ROAD AND MORE PARTICULARLY DESCRIBED AS TAX MAP PARCEL 58-1-02-021, I MOVE THAT THE CITY COUNCIL DENY REZONING APPLICATION Z-19-00831 TO REZONE THE SUBJECT PROPERTY FROM RL – RESIDENTIAL LOW TO PD-R – PLANNED DEVELOPMENT RESIDENTIAL WHILE RETAINING THE ARCHITECTURAL CONTROL OVERLAY DISTRICT (ACOD).

Major Certificate of Appropriateness BAR-20-00113

APPROVAL
(Recommended by Staff)

I MOVE THAT THE CITY COUNCIL APPROVE THE REQUEST OF EYA DEVELOPMENT LLC FOR A MAJOR CERTIFICATE OF APPROPRIATENESS, IN ACCORDANCE WITH SECTION 110-6.5.6.B OF THE CITY CODE, FOR 50 NEW TOWNHOUSES AND SITE IMPROVEMENTS ON THE PREMISES KNOWN AS 3500 PICKETT ROAD AND MORE PARTICULARLY DESCRIBED AS TAX MAP PARCEL 58-1-02-021, SUBJECT TO THE FOLLOWING CONDITIONS (AS MAY BE AMENDED BY CITY COUNCIL):

1. Townhouse units 39-50 shall have varied front yard setbacks.
2. Physical material samples shall be submitted to staff for review and approval by the Director of Community Development and Planning prior to issuance of any zoning permits.
3. The placement of the planters in the promenade area shall be subject to review and approval by the Fire Marshal.
4. Mechanical equipment screening shall be installed or parapets on the high roof shall be raised on units with views to Pickett Road.
5. The proposed modifications shall be in general conformance with the review materials received by staff and included in the staff report, as modified through the date of this meeting, except as further modified by the Board of Architectural Review, the Director of Community Development and Planning, Zoning, or the Building Official.

Major Certificate of Appropriateness BAR-20-00113

DENIAL

I MOVE THAT THE CITY COUNCIL DENY THE REQUEST OF EYA DEVELOPMENT LLC FOR A MAJOR CERTIFICATE OF APPROPRIATENESS, IN ACCORDANCE WITH SECTION 110-6.5.6.B OF THE CITY CODE, FOR 50 NEW TOWNHOUSES AND SITE IMPROVEMENTS ON THE PREMISES KNOWN AS 3500 PICKETT ROAD AND MORE PARTICULARLY DESCRIBED AS TAX MAP PARCEL 58-1-02-021, FOR THE FOLLOWING REASON(S):

[City Council should choose one or more of the following as appropriate:]

1. The proposal is not consistent with the applicable provisions of the City Code or the City of Fairfax Design Guidelines.
2. The proposal does not exhibit a combination of architectural elements, including design, line, mass, dimension, color, material, texture, lighting, landscaping, roof line, or height conforming to accepted architectural principles or exhibit external characteristics of demonstrated architectural aesthetic durability.

RESOLUTION NO. _____

A RESOLUTION FOR APPROVAL OF AN AMENDMENT OF THE COMPREHENSIVE PLAN OF THE CITY OF FAIRFAX, VIRGINIA TO CHANGE THE FUTURE LAND USE MAP FROM SOCIAL AND CIVIC NETWORK TO TOWNHOUSE/SINGLE-FAMILY ATTACHED NEIGHBORHOOD AS DEPICTED ON THE ATTACHED EXHIBIT FOR THE PROPERTY IDENTIFIED AS CITY OF FAIRFAX TAX MAP PARCEL 58-1-02-021.

WHEREAS, EYA Development LLC, has requested an amendment to change the designation of the City of Fairfax Comprehensive Plan Future Land Use Map for City of Fairfax tax map parcel 58-1-02-021 from the current designation as Social and Civic Network to Townhouse/Single-Family Attached Neighborhood; and

WHEREAS, the City Council has carefully considered the proposed amendment, as well as testimony and other evidence received at the public hearing, the recommendation from the Planning Commission and the recommendation from City staff report; and

WHEREAS, the Planning Commission on June 8, 2020 adopted a resolution, pursuant to §15.2-2225 of the Code of Virginia, recommending approval of the amendment to the Comprehensive Plan; and

WHEREAS, the City Council has determined that the proposed amendment is proper, in accordance with the applicable provisions of law, and should be approved;

NOW, THEREFORE BE IT RESOLVED, that the City Council does hereby approve the amendment to the City of Fairfax Comprehensive Plan Future Land Use Map from the current designation for tax map parcel 58-1-02-021 as Social and Civic Network to Townhouse/Single-Family Attached Neighborhood as depicted on the attached exhibit.

This resolution shall be effective as provided by law.

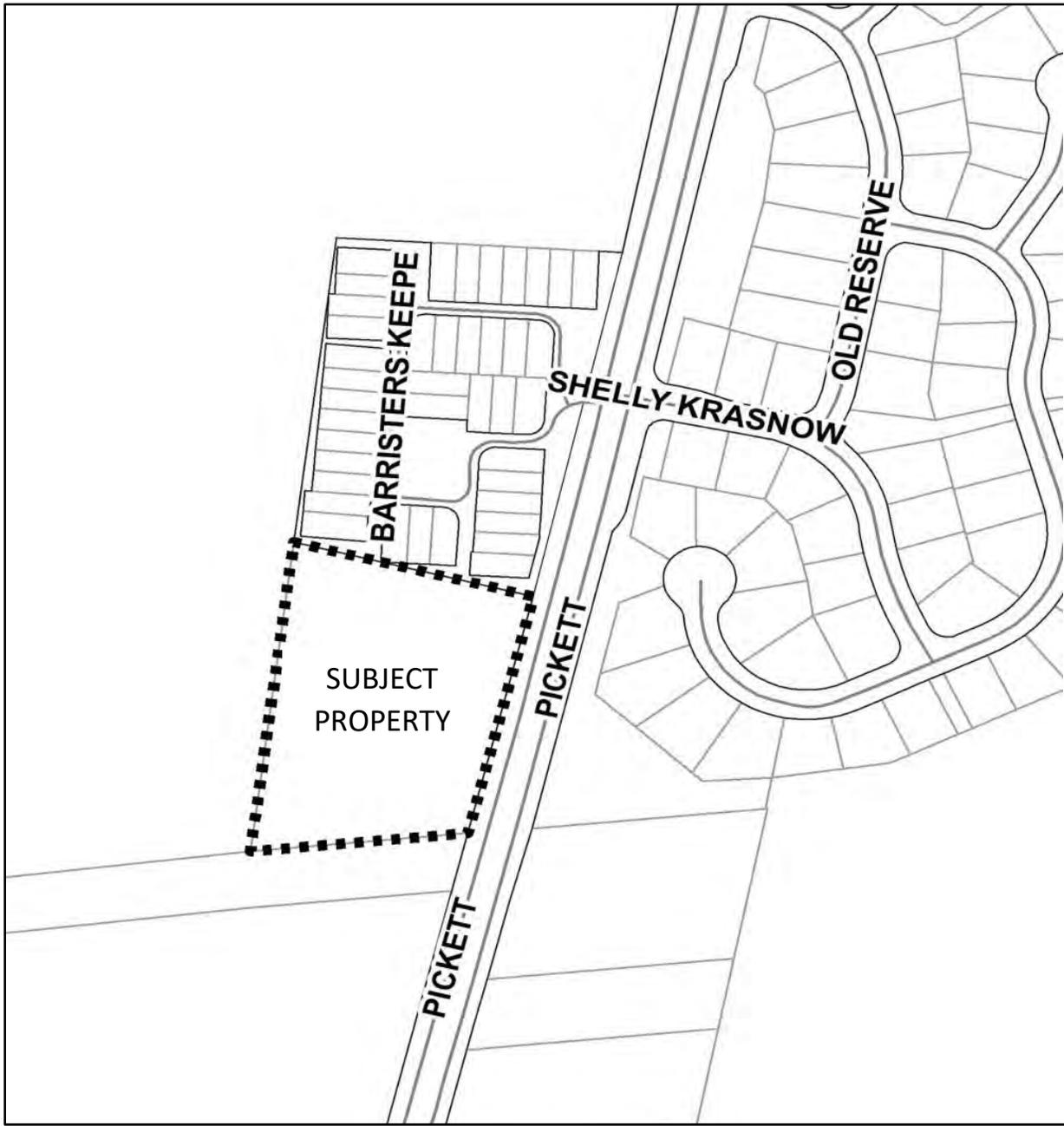
The motion to adopt the resolution was approved ____.

Mayor

Date

Votes

Councilmember DeMarco	_____
Councilmember Lim	_____
Councilmember Miller	_____
Councilmember Passey	_____
Councilmember Stehle	_____
Councilmember Yi	_____



ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF FAIRFAX, VIRGINIA TO REZONE FROM RL RESIDENTIAL LOW TO PDR – PLANNED DEVELOPMENT RESIDENTIAL WITH THE ARCHITECTURAL CONTROL OVERLAY DISTRICT TO REMAIN; ON THE LAND KNOWN AS 3500 PICKETT ROAD AND MORE PARTICULARLY DESCRIBED AS TAX MAP PARCELS 58-1-02-021.

WHEREAS, EYA Development LLC, applicant, by Cooley, LLP, agent/attorney, submitted application No. Z-19-00831 requesting a change in the zoning classification from RL – Residential Low to PDR – Planned Development Residential, for the parcel identified above, and more specifically described as

Being all of the property acquired by Celebration Church of Jacksonville, Inc. as recorded in Deed Book 23148 at Page 746 and being more particularly described as follows:

Beginning for the same at an iron pipe found (held) lying on the westerly right-of-way line of Pickett Road, Route 237 (variable width public right-of-way), said iron pipe found (held) marking the southeasterly corner of Parcel A, Barrister’s Keepe as recorded in Deed Book 9582 at Page 886 among the Land Records of Fairfax County, Virginia thence; running with the westerly right-of-way line of said Pickett Road

1. 411.31 feet along the arc of a curve to the right having a radius of 34,331.47 feet and a chord bearing and distance of South 13°46’35” West, 411.31 feet to a point being the northeasterly corner of the property of City of Fairfax, Virginia as recorded in Deed Book 3931 at Page 197 among aforesaid Land Records; thence leaving the aforesaid westerly right of way line of Pickett Road, Route 237 and running with said property of City of Fairfax, Virginia
2. South 84°32’46” West, 328.35 feet to an iron pipe found (held) marking a southeasterly corner of the property of Army Navy Country Club as recorded in Deed Book 1686 at Page 239 among aforesaid Land Records; thence leaving the aforesaid property of City of Fairfax (DB 3931 Pg 197) and running with the said property of Army Navy Country Club
3. North 07°02’16” East, 526.00 feet to an iron pipe found (held) marking the southwesterly corner of the aforesaid Parcel A, Barrister’s Keepe (DB 9582 Pg 886); thence leaving the aforesaid property of Army Navy Country Club (DB 1686 Pg 239) and running with said Parcel A
4. South 75°46’32” East, 371.76 feet to the point of beginning containing 160,933 square feet or 3.69451 acres of land, more or less.

WHEREAS, the City Council has carefully considered the application, the submitted Master Development Plan, the recommendation of the Planning Commission, the recommendation of staff, and the testimony received at public hearing; and

WHEREAS, the City Council has determined that the proposed rezoning is proper and in accordance with the Comprehensive Plan as well as with the pertinent provisions set forth in the Code of Virginia and the Code of the City of Fairfax, Virginia;

NOW, THEREFORE BE IT ORDAINED that the above described property be rezoned from

RL Residential Low to PDR – Residential Planned Residential with the Architectural Control Overlay District to remain, subject to the Master Development Plan dated November 22, 2019 and last revised on May 6, 2020;

BE IT FURTHER ORDAINED, that the above application package and Master Development Plan be approved;

The Zoning Administrator of the City is hereby directed to modify the Zoning Map to show the changes in the zoning of these premises, and the Clerk of the Council is directed to transmit duly certified copies of this ordinance to the applicant, Zoning Administrator, and to the Planning Commission of this City as soon as possible.

This ordinance shall be effective as provided by law.

Planning Commission hearing: June 8, 2020
City Council hearing: June 9, 2020
Adopted: June 9, 2020

Mayor

Date

ATTEST:

City Clerk

The motion to adopt the ordinance was approved _____.

	Vote
Councilmember DeMarco	_____
Councilmember Lim	_____
Councilmember Miller	_____
Councilmember Passey	_____
Councilmember Stehle	_____
Councilmember Yi	_____