

GALLERY PARK

RZ/FDP 2021-SU-017 and PCA 78-S-063-12

Sully District Land Use and Transportation Committee

03/21/2022

THE TEAM

- K. Hovnanian Homes
 - Developer/applicant
- Wire Gill LLP
 - Land use attorney
- VIKA
 - Engineer/landscape architect

KHovnanian[®]
Homes

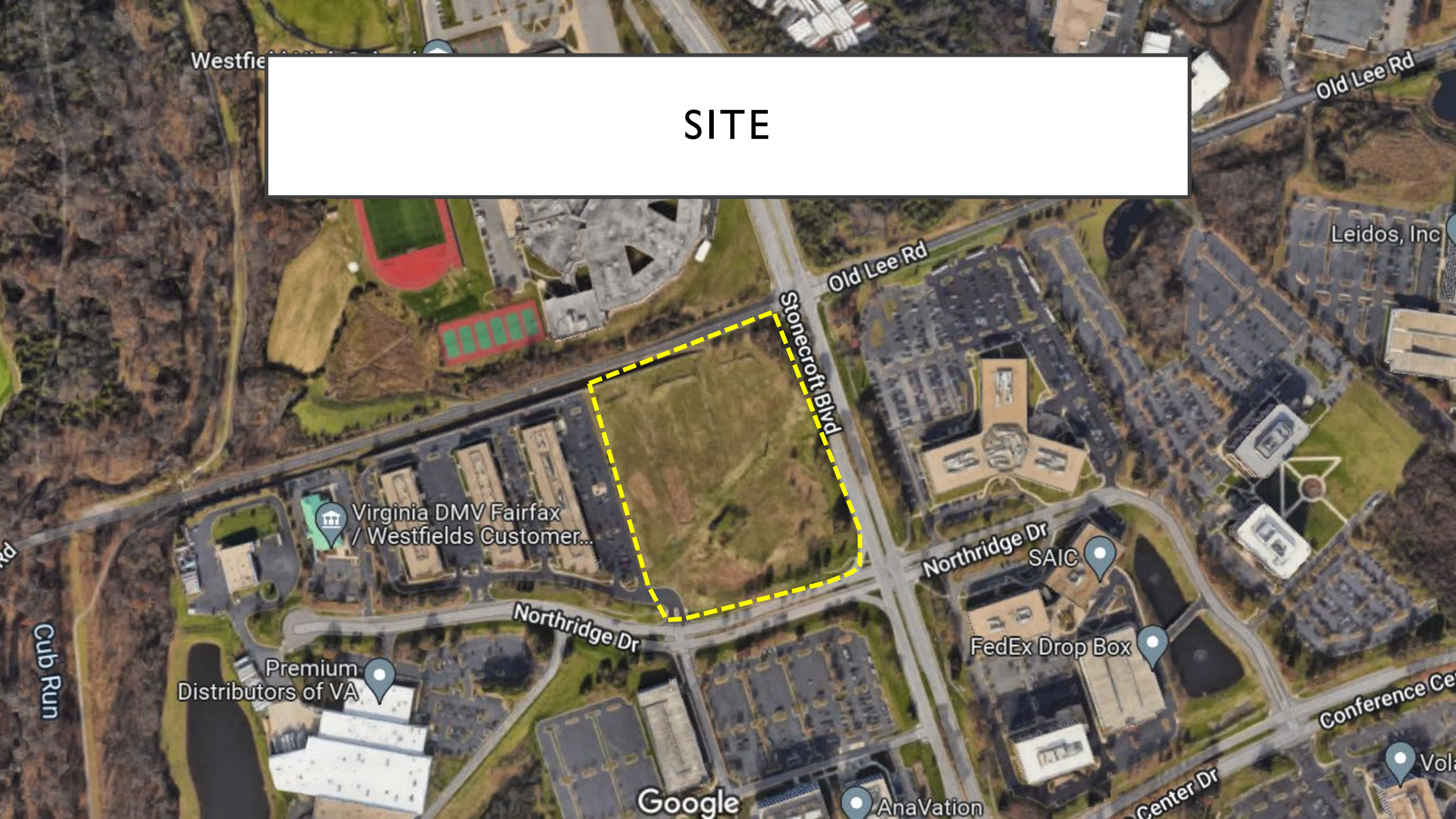
WIRE GILL LLP

VIKA

RECAP

- January 17, 2022 we presented to this group for the first time
- The committee requested more information and for us to notify several interested parties
- We are now back before the group to share updates

SITE



UPDATES

TONIGHT'S UPDATES

- Provide measurements/distances between powerline and both the ground and proposed residential structures
- Provide clarity on the location and number of visitor parking spaces
- Provide clarity on how garages will function/work, and provide vehicle autoturn diagrams for specific garages
- Updated architecture
- Applicant notification letter to Westfield HS principal
- Applicant notification letter to MWAA

PROPOSED SITE DEVELOPMENT

TABULATIONS:

| | |
|-------------------------------|-----------|
| Site: | 11.30 ac. |
| Site area with dedication: | 10.76 ac. |
| FAR with Bonus | .59 |
| Proposed Units | 154 |
| Proposed Zone | PDH-16 |



For illustrative purposes

PERPECTIVES



PERPECTIVES



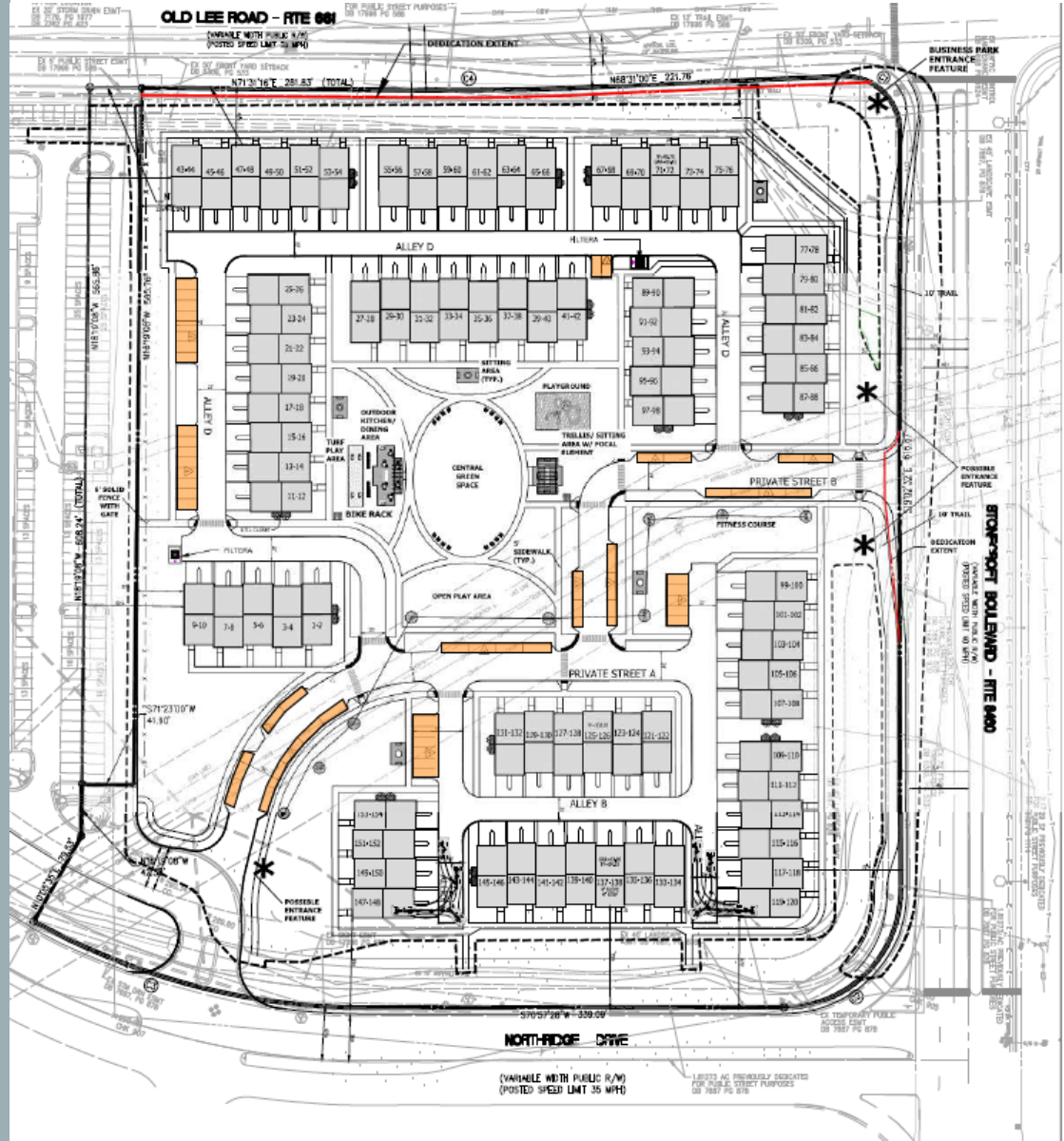


POWER LINE HEIGHT/ DISTANCE EXHIBIT GALLERY PARK

FAIRFAX COUNTY, VA

MARCH 16, 2022

VISITOR PARKING



1. SEE BUILDING DEVELOPMENT DATA ON SHEET G-10.
2. THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL, AND LANDSCAPE ARCHITECTURAL DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.
3. THE LOCATION OF THE ADUS AND LWS WILL BE PROVIDED AT SITE PLAN.
4. OFF-SITE IMPROVEMENTS ARE SUBJECT TO APPROVAL OF PROPERTY OWNER.

LEGEND

- PROPOSED STACKED TOWHOMES
- PROPOSED LIMITS OF CLEARING AND GRADING
- PROPERTY LINE
- EXTENTS OF DEDICATION

55 Surface Spaces

VA STATE GRID NORTH (NSC 83)
 GRAPHIC SCALE
 (IN FEET)
 1 inch = 50 ft.

REQUIRED PARKING STALL WIDTH

PUBLIC FACILITIES MANUAL

Fairfax County's Public Facilities Manual > 7-0000 STREETS, STREET LIGHTS, PARKING AND DRIVEWAYS > 7-0600 PARKING GEOMETRICS AND STANDARDS

where required, fire lanes must be in accordance with § 9-0202.21(4).

7-0602.2 Universal Size Car Spaces

Table 7.4 Universal Size Car Spaces

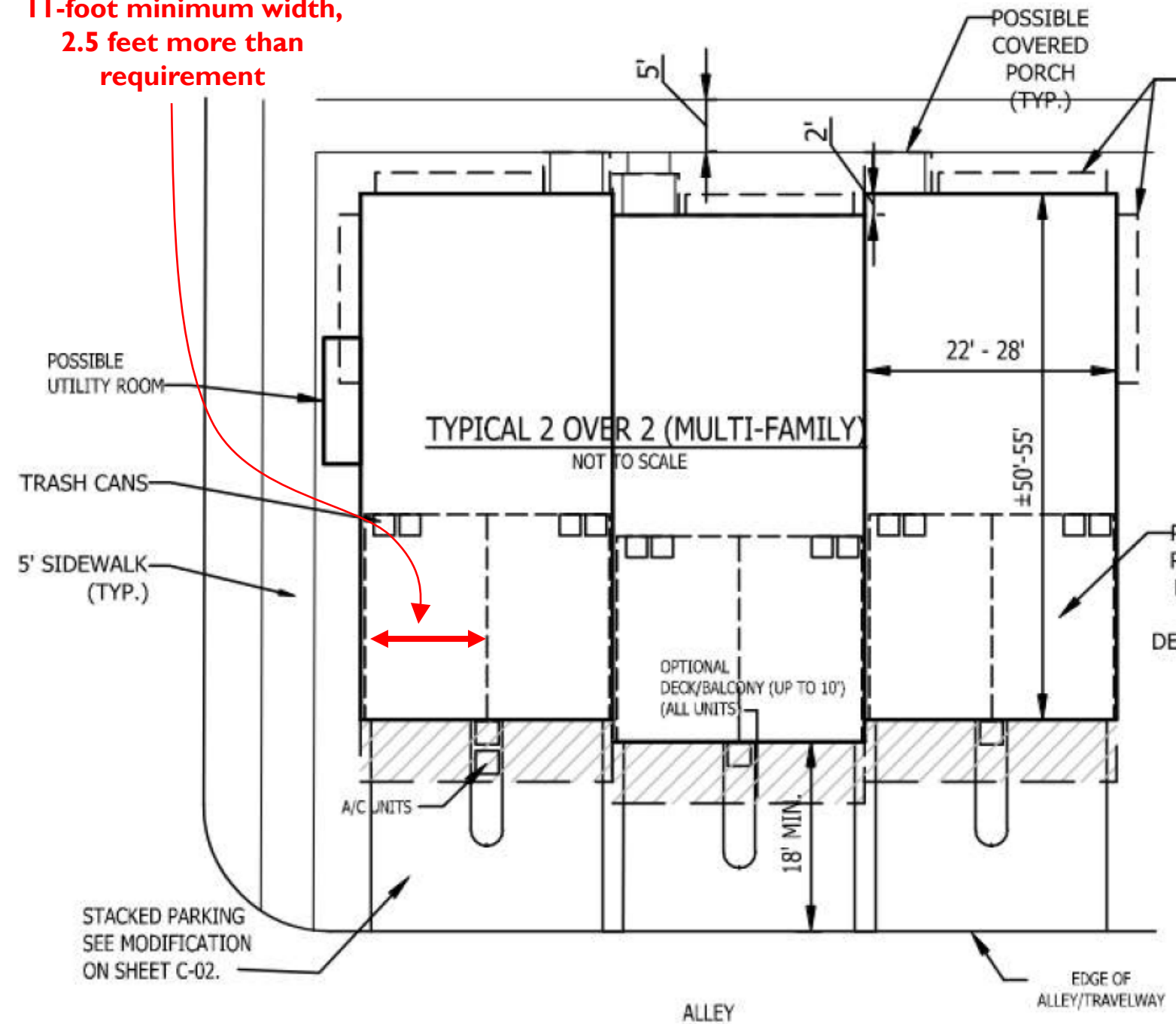
| Parking Angle | Stall Width ft. | Depth of Stalls Perpendicular to Aisle ft. | One-Way Aisle ft. | Two-Way Aisle ft. * |
|---------------|-----------------|--|-------------------|---------------------|
| 45° | 8.5 | 19.0 | 15.5 | 18.0 |
| 60° | 8.5 | 20.0 | 17.0 | 19.0 |
| 90° | 8.5 | 18.0** | 23.0 | 23.0 |

* Where required, fire lanes must be in accordance with § 9-0202.21(4).

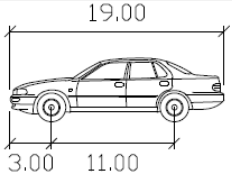
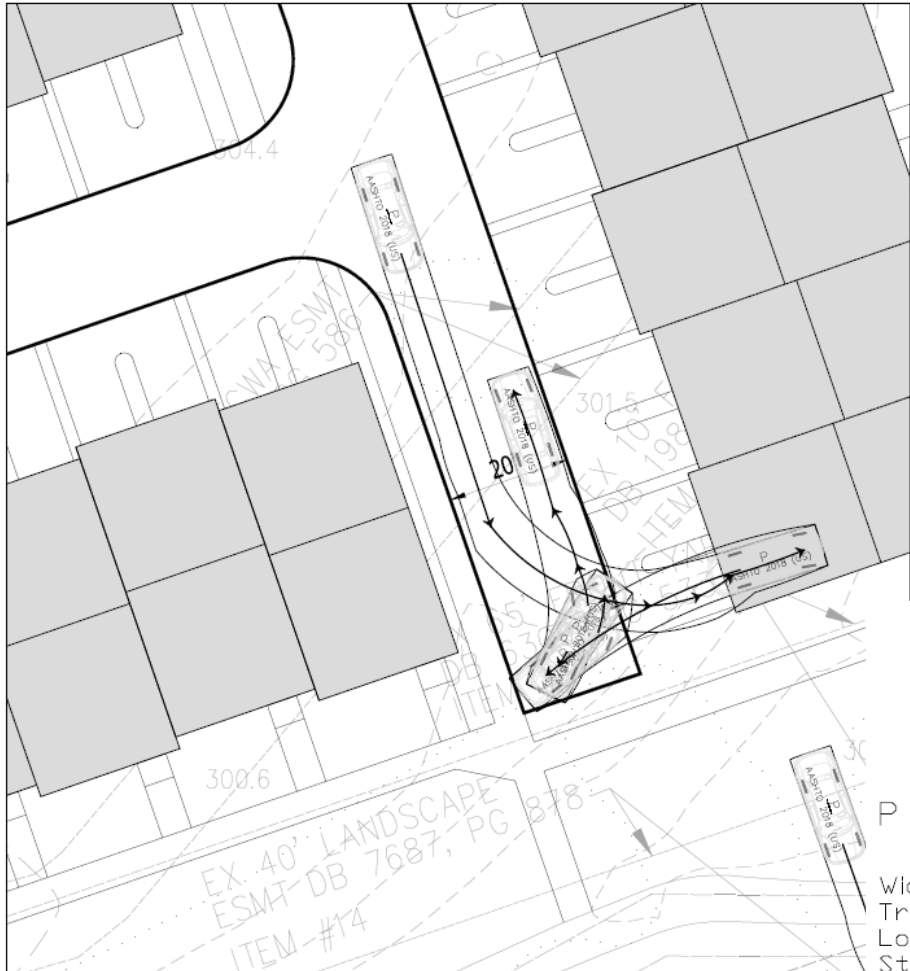
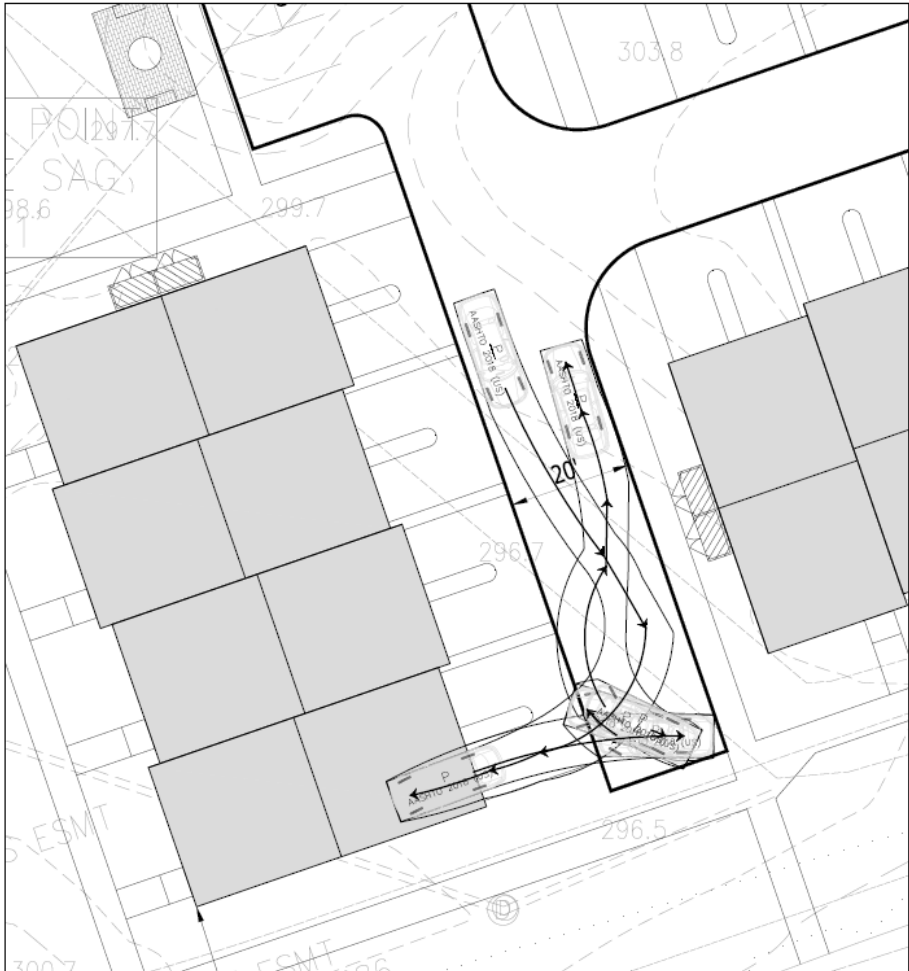
** This dimension may be reduced by up to 1.5 ft. where the Director determines that adequate "head-in" overhang exists exclusive of required planting or screening requirements, and sidewalks.

GARAGE PARKING

11-foot minimum width,
2.5 feet more than
requirement



GARAGE AUTOTURNS



Width : 19.00 feet
 Track : 11.00 feet
 Lock to Lock Time: 6.0
 Steering Angle : 31.6



FRONT ELEVATION



SIDE ELEVATION

REAR PERSPECTIVE



FRONT PERSPECTIVE



NOTIFICATION OF MWAA

- The committee requested we notify MWAA regarding the project, rather than waiting until the Planning Commission Public Hearing.
- On February 24th we emailed a notification letter to MWAA's Mike Cooper, along with supporting maps.

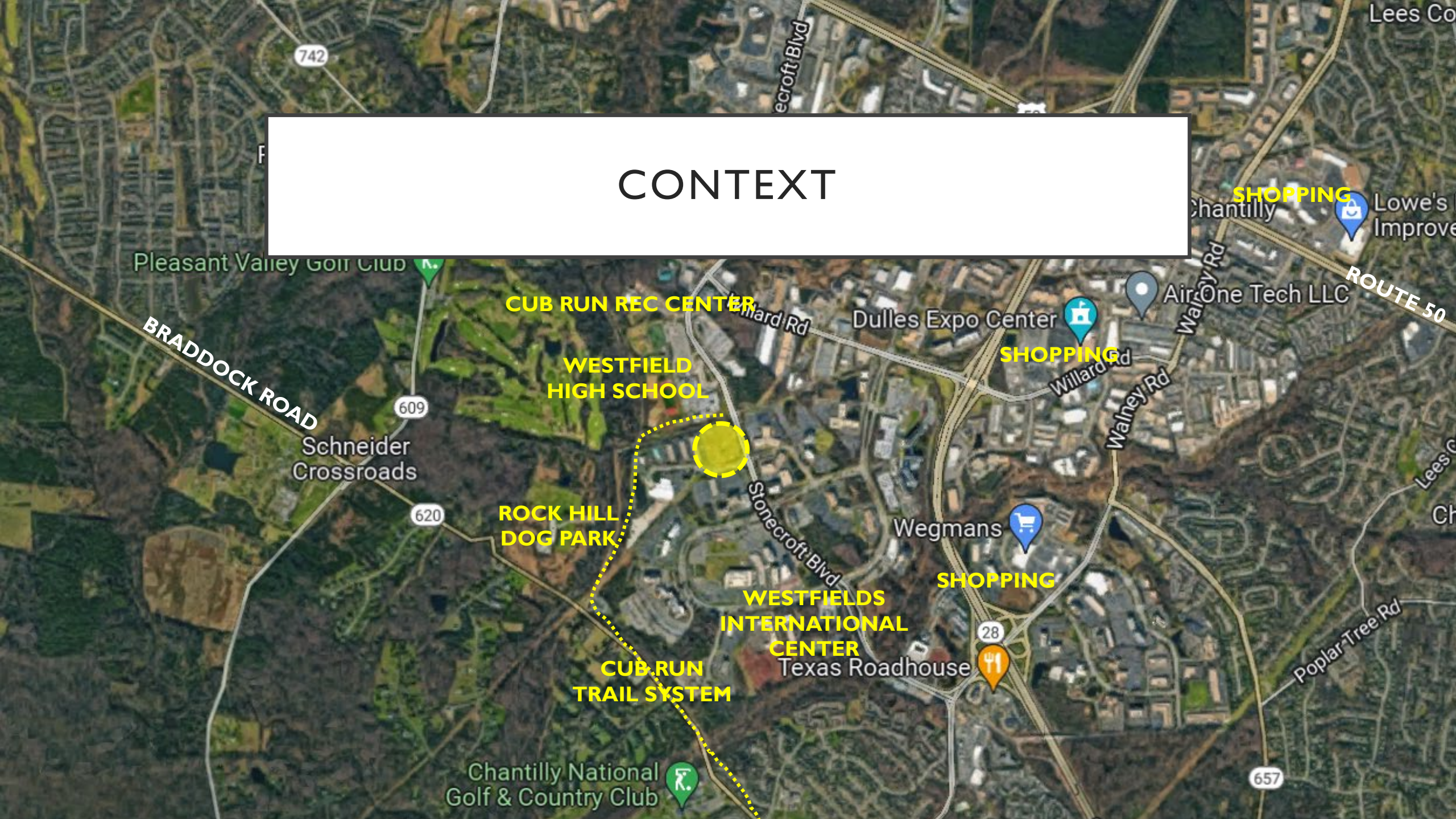
NOTIFICATION OF WESTFIELD HS

- The committee requested we notify Westfield High School's principal of the project.
 - On February 24th we emailed a notification letter to Principal Toni DiBari, along with supporting maps.
- We have already been in communication with FCPS Facilities Planning staff early on at the direction of Supervisor Smith, as well as during the regular development review process.

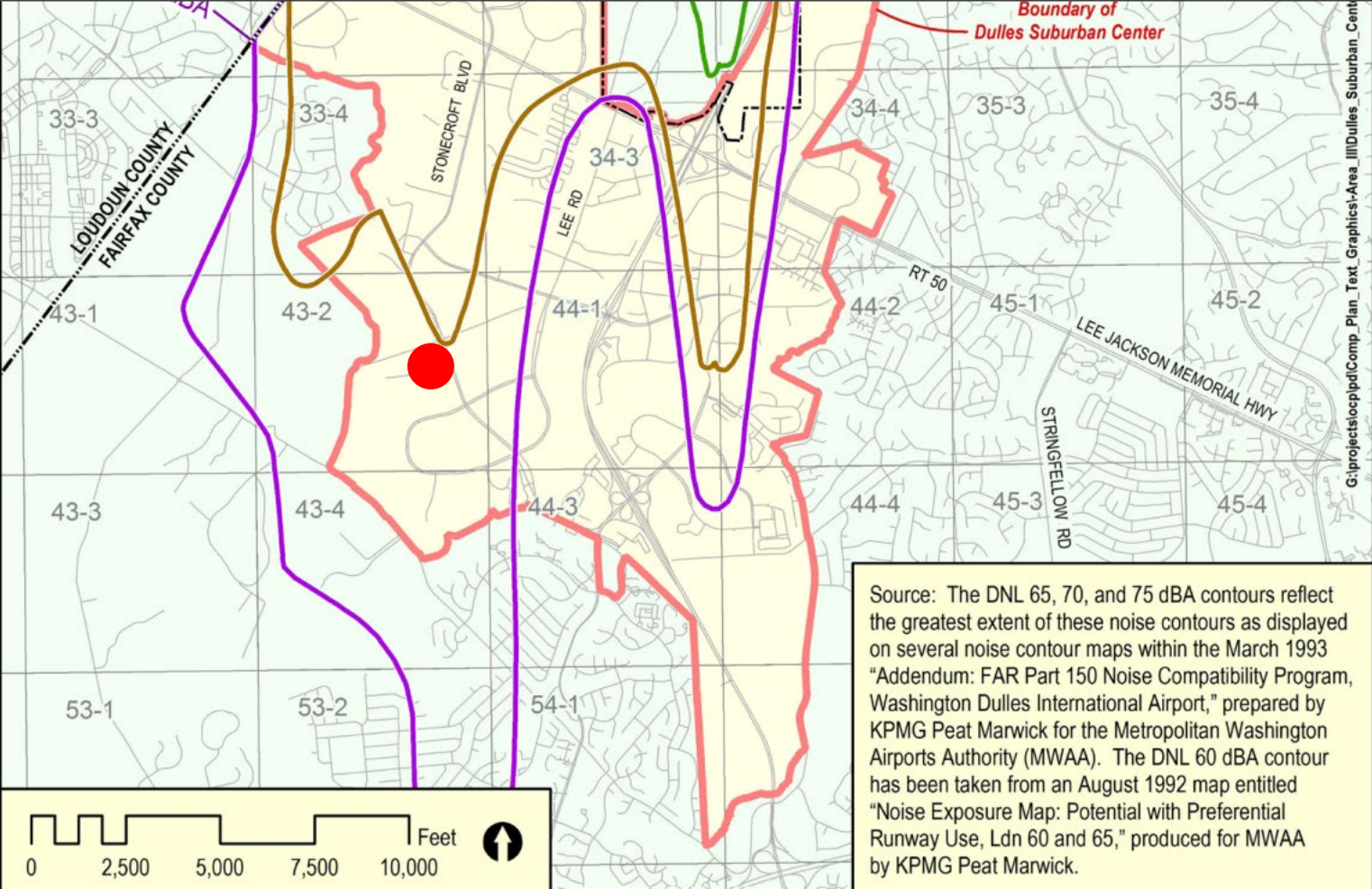
RECAP

A brief overview of the proposal

CONTEXT

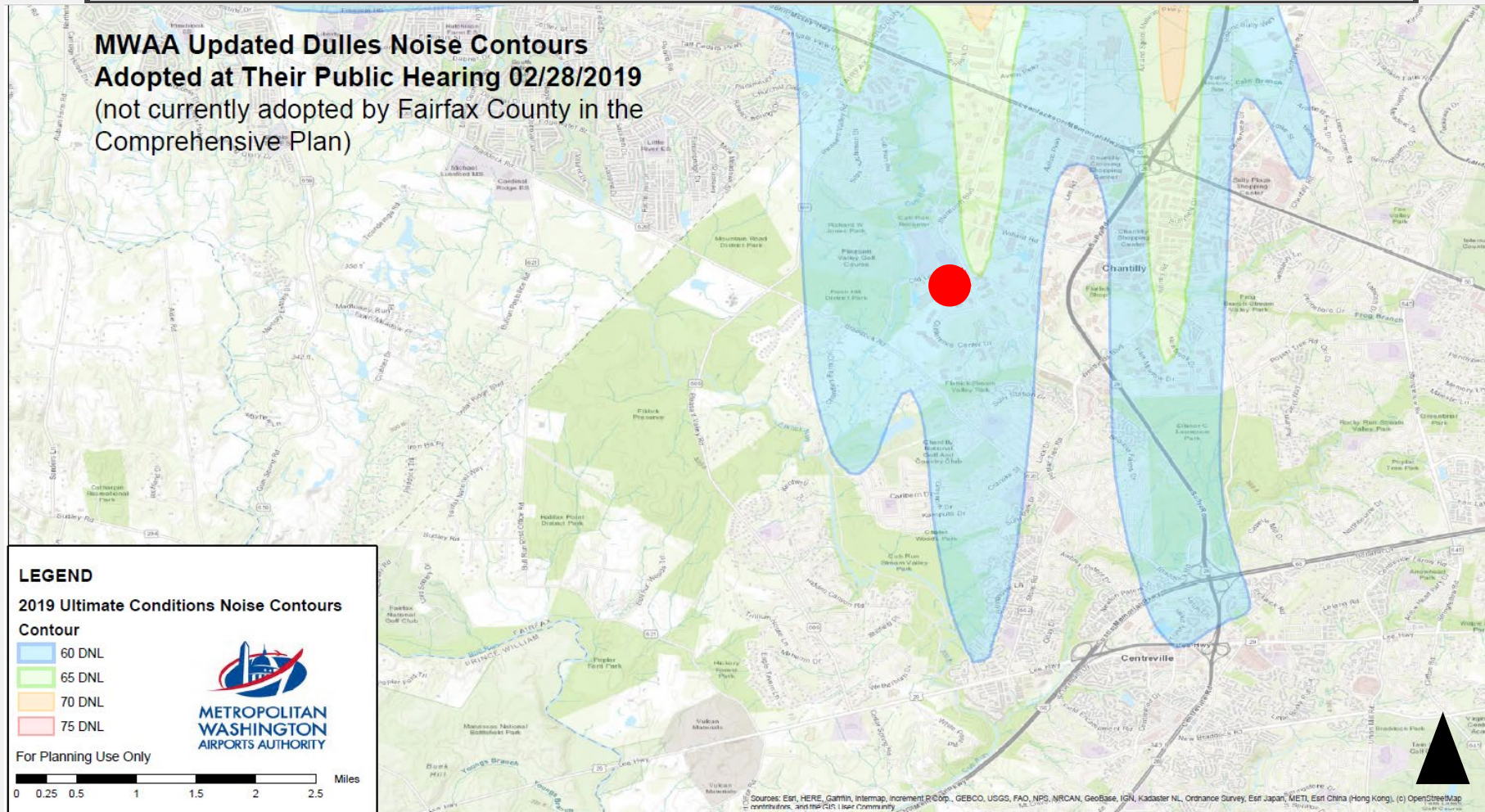


COMP. PLAN: OUTSIDE THE DNL 65 DBA

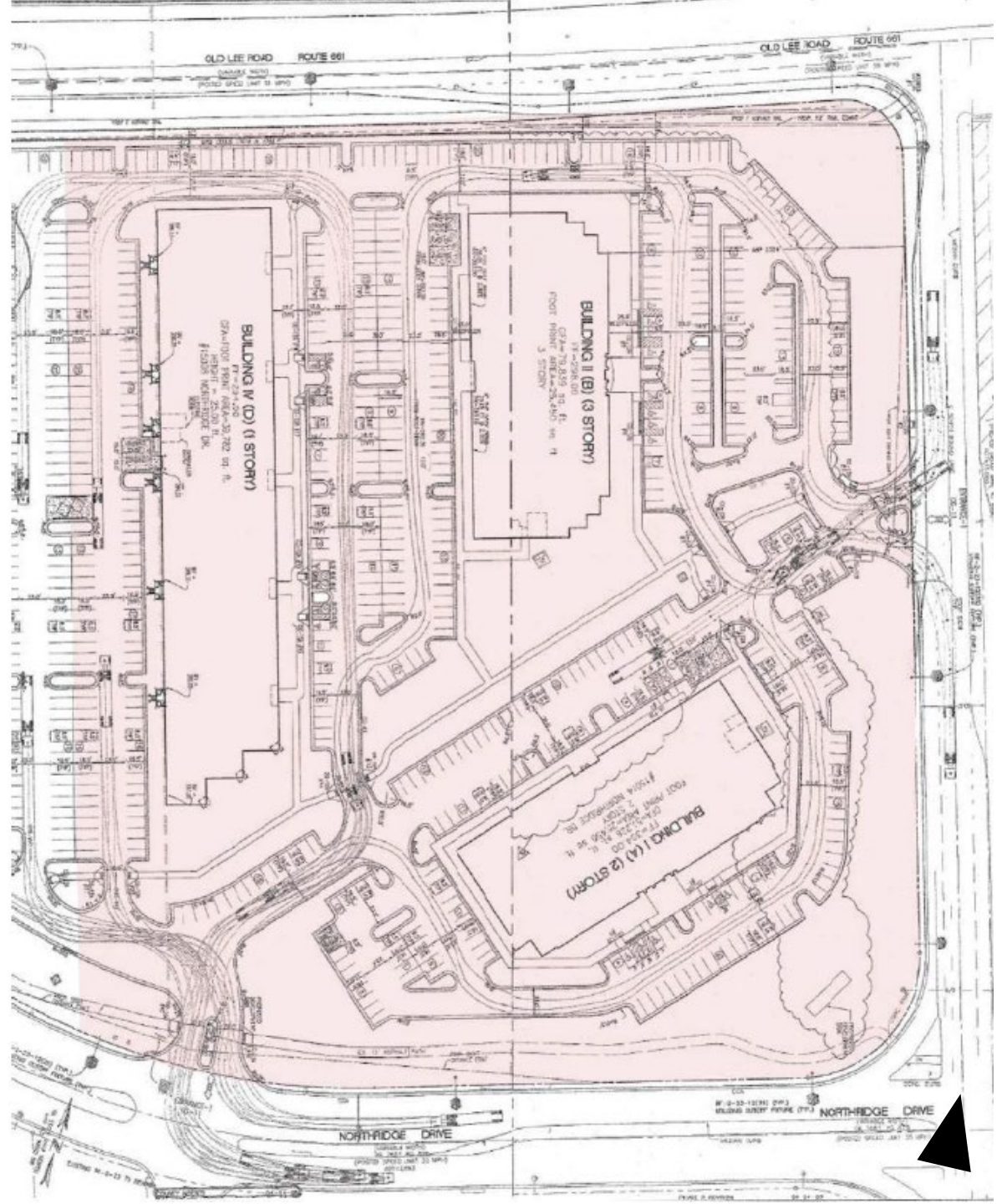


MWAA UPDATED MAP: OUTSIDE THE DNL 65 DBA

**MWAA Updated Dulles Noise Contours
Adopted at Their Public Hearing 02/28/2019
(not currently adopted by Fairfax County in the
Comprehensive Plan)**



APPROVED SITE PLAN



FRONT ELEVATION



ELEVATION C

ELEVATION B

ELEVATION A

SIDE ELEVATION



RIGHT ELEVATION



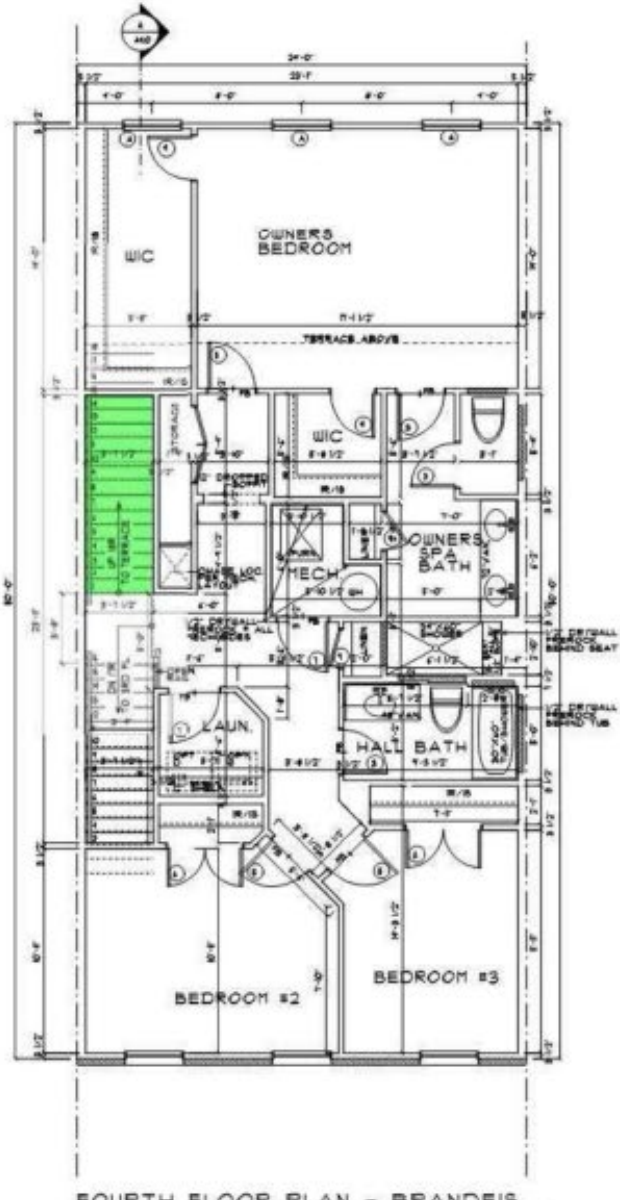
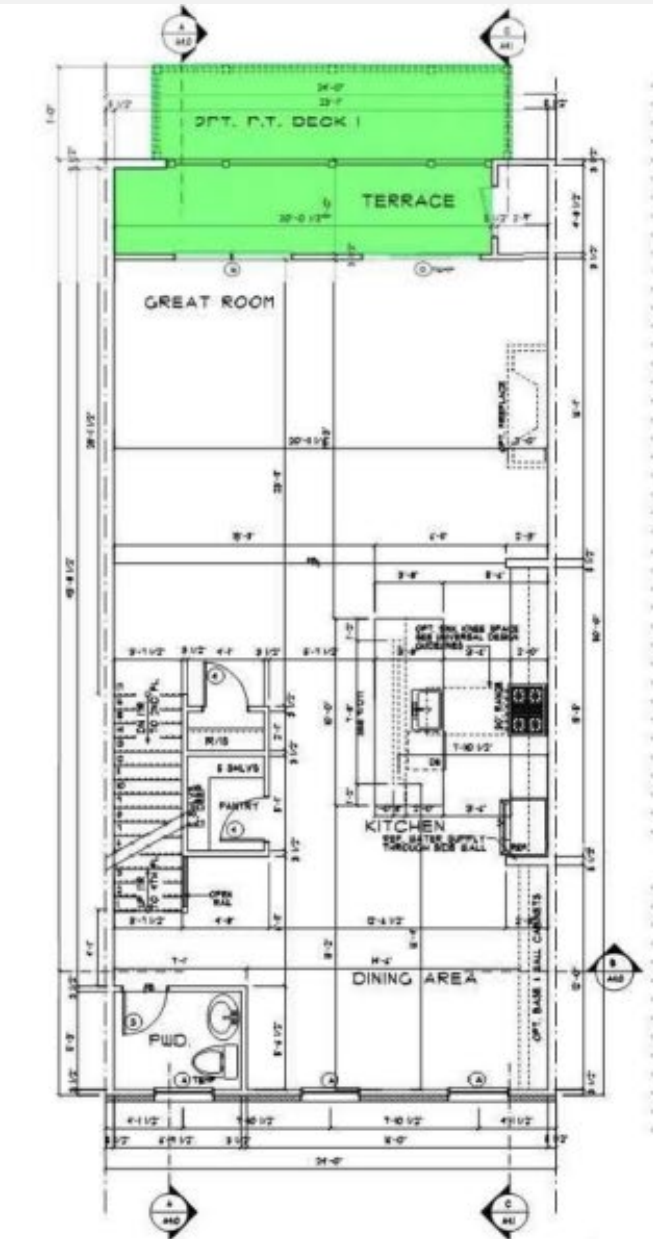
LEFT ELEVATION

REAR ELEVATION

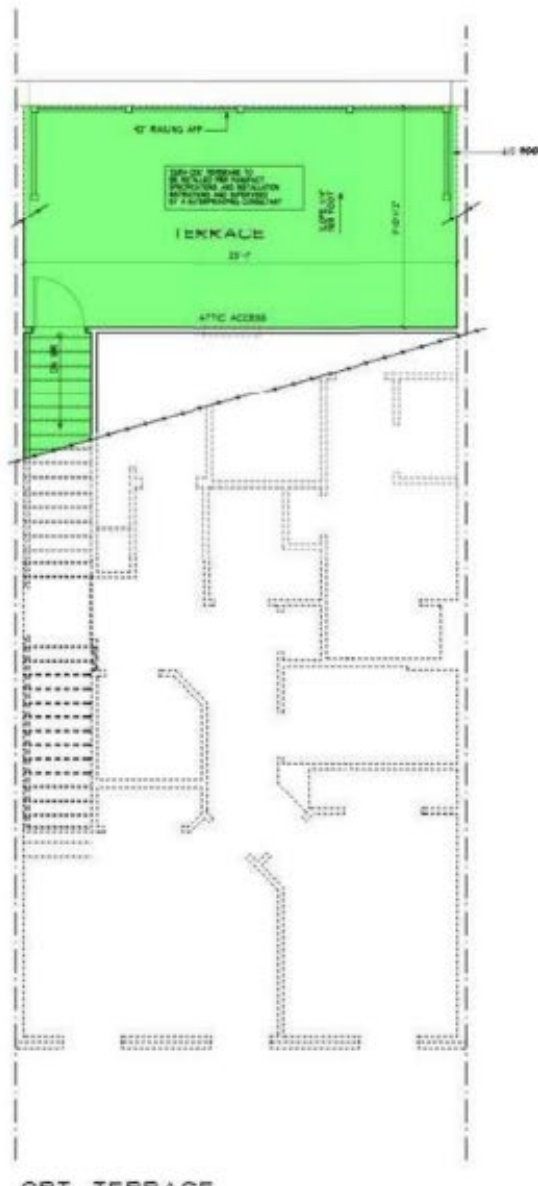


FLOOR PLANS

Optional terraces and decks



FOURTH FLOOR PLAN - BRANDEIS
OPT. TERRACE



OPT. TERRACE

AMENITIES CONCEPTS



FIRE PIT (POTENTIAL)



PLAYGROUND (POTENTIAL)



WATER FEATURE (POTENTIAL)



PERGOLA (POTENTIAL)



TURF RECREATION AREA (POTENTIAL)



PERPECTIVES



NORTHRIDGE DRIVE



STONECROFT BOULEVARD ENTRANCE

PERPECTIVES



STONECROFT BOULEVARD AND OLD LEE ROAD ENTRANCE FEATURE



STONECROFT BOULEVARD

NEXT STEPS

PROCESS



**Staff review
& staff report
publication**



**Planning
Commission**

Public Hearing
04/20/2022



**Board of
Supervisors**

Public Hearing
May 2022