

# Railroad Cottages

Railroad Avenue  
Falls Church, Virginia

Special Exception Application  
February 2017



Submitted by Railroad, LLC  
800 West Broad Street, Suite 333  
Falls Church, VA 22046  
703.356.8800

**RAILROAD, LLC**  
**800 WEST BROAD STREET, SUITE 333**  
**FALLS CHURCH, VIRGINIA 22046**  
**PHONE: 703.356.8800**

February 17, 2017

Ms. Carly Aubrey  
Senior Planner  
Planning Division, Development Services  
300 West Park Avenue  
Suite 300 West  
Falls Church, VA 22046

Dear Carly,

Please find attached our Special Exception Application for Railroad Cottages, our proposed, 10-unit cottage development in the 1000 block of Railroad Avenue in the City of Falls Church. As you will see, the application is organized to respond to the City's Special Exception Checklist section by section.

We look forward to your response and to working with you throughout the Special Exception process.

Sincerely,

Railroad, LLC  
Robert A. Young, Managing Member

cc: Jim Snyder



## Railroad Cottages

### A NOTE ON A NAME\*

While we have chosen the name “Railroad Cottages” for our proposed cottage development on Railroad Avenue, it is our intention to suitably recognize and honor the several prominent Falls Church, African-American families whose ancestors purchased this property in 1865 under the most difficult of circumstances and who provided stewardship of the land over the ensuing 152 years. These families included the Gaskins, Tinnens, Whitneys, Hendersons and Rectors, among others. Thus, an appropriate marker will be dedicated to these families upon completion of this project should this Special Exception be approved.

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\*Our thanks to Stephan Siegel of the Falls Church Times for his excellent article published on-line on May 28, 2013. It was this source that permitted us to identify the families noted above.



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## Railroad Cottages

### Section 1

### Copy of Application for Special Exception

The Special Exception Checklist, the fully-executed application form and a check for the application fee of \$6,600 follows.



Department of Development Services  
 Planning Division  
 300 Park Avenue  
 Falls Church, VA 22046-3332  
 Phone: 703.248.5040  
 Fax: 703.248.5225

**SPECIAL EXCEPTION CHECKLIST**

- SPECIAL EXCEPTION TO ALLOW FOR **MIXED-USE DEVELOPMENT IN BUSINESS DISTRICT.**
- SPECIAL EXCEPTION TO ALLOW FOR **BUILDING HEIGHT BONUS.**

<b>PROJECT NAME:</b>	<b>Railroad Cottages</b>
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*NOTE: Each Special Exception requires a separate application and fee.  
 Please complete check boxes for all items; mark "N/A" if the item is not applicable; or provide a written explanation next to the item if the requirement cannot be met.*

<b>SPECIAL EXCEPTION APPLICATION REQUIREMENTS</b>		<b>Code Section 48-90</b>
1.	<input checked="" type="checkbox"/>	Planning Division Application Form
2.	<input checked="" type="checkbox"/>	Planning Division Disclosure Form, signed and notarized.
3.	<input checked="" type="checkbox"/>	Conceptual development plan, to scale of not less than one inch = 50 ft.
4.	<input checked="" type="checkbox"/>	Location and dimensions of lot lines and rights-of-way.
5.	<input checked="" type="checkbox"/>	Location and dimensions of all structures and proposed uses within structures; driveways, curb cuts, and parking & loading spaces & aisles.
6.	<input checked="" type="checkbox"/>	Sketch architectural elevations of each façade indicating the height of structures, architectural style, and building materials.
7.	<input checked="" type="checkbox"/>	Statement regarding impacts on existing community facilities, including transportation, schools, and water & sewer systems.
8.	<input checked="" type="checkbox"/>	Statement regarding conformance with the City's adopted Comprehensive Plan and Design Guidelines.
9.	<input checked="" type="checkbox"/>	Statement & data regarding the projected net revenues from the project.
10.	<input checked="" type="checkbox"/>	Statement explaining how the application meets the Primary and Secondary Criteria described in Code Section 38-4(f)(4)a and b.
11.	<input type="checkbox"/>	Review Affordable Dwelling Unit (ADU) Policy Guidelines and Code Section 38-43.
12.	<input type="checkbox"/>	Phasing Plan, if applicable.
13.	<input type="checkbox"/>	Additional material as required by the Planning Director: <input type="checkbox"/> Fiscal Impact Applicant Data Input Sheet <input type="checkbox"/> Traffic Impact Analysis <input type="checkbox"/> Massing Model <input type="checkbox"/> Cross-section Drawing <input type="checkbox"/> Water Quality Impact Assessment





Department of Development Services  
 Planning Division  
 Room 300 West  
 300 Park Avenue  
 Falls Church, VA 22046-3332  
 Phone: 703.248.5040  
 Fax: 703.248.5225

**PLANNING DIVISION  
 APPLICATION FORM**

**PROJECT NAME:** Railroad Cottages

Submit one form for each type:

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Site Plan                 | <input checked="" type="checkbox"/> Special Exception                      | <input type="checkbox"/> Rezoning                           |
| <input type="checkbox"/> Site Plan Amendment-Major | <input type="checkbox"/> Comp Plan Amendment                               | <input type="checkbox"/> Interpretation / Planning Director |
| <input type="checkbox"/> Site Plan Amendment-Minor | <input type="checkbox"/> Subdivision, Consolidation or Lot Line Adjustment | <input type="checkbox"/> Zoning Ordinance Text Amendment    |

**PROJECT DESCRIPTION:**

Street Address: 1006 Railroad Avenue  
 RPC #: 52-102-30, 52-102-31, and 52-102-32 | Owner of Record: Railroad, LLC

**APPLICANT INFORMATION:**

Applicant:  Owner  Contract Owner  Agent  
 Name: Railroad, LLC  
 Address: 800 West Broad Street, Suite 333 Falls Church, VA 22046 | Business Phone: 703.356.8800  
 E-mail: ryoung@young-grp.com | Cell Phone: | Fax: 703.893.0706

**PROJECT AND PROPERTY INFORMATION:**

SITE PLAN	SUBDIVISION, CONSOLIDATION OR LOT LINE ADJUSTMENT	COMP PLAN/REZONING OR SPECIAL EXCEPTION
Current Zoning: <input type="checkbox"/> Present Development <input type="checkbox"/> Proposed Development # of New Dwelling Units: _____ Commercial: _____ SF <input type="checkbox"/> Mixed Use Development <input type="checkbox"/> # Site Plan Waiver(s): <input type="checkbox"/> Site Plan Resubmission <input type="checkbox"/> Site Plan Amendment	Current Zoning: <input type="checkbox"/> Present Development <input type="checkbox"/> Proposed Development <input type="checkbox"/> Subdivision: <input type="checkbox"/> SFH <input type="checkbox"/> Commercial <input type="checkbox"/> Consolidation <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat	Current Zoning: R-1A Proposed Zoning: R-1A Present Future Land Map Designation: N/A <input type="checkbox"/> Present Development <input checked="" type="checkbox"/> Proposed Development <input type="checkbox"/> Conditional Rezoning <input type="checkbox"/> Other Rezoning
<b>TOTAL SITE AREA:</b> 57,000 SF 1.3 ACRES		

Railroad, LLC  
By: Robert A. Young, Managing Member

APPLICANT SIGNATURE: \_\_\_\_\_



Applications must be accompanied by corresponding checklists and materials as required.

**FEES:** Fees will be determined by Planning staff after an initial evaluation of the submission. Fees are due at that time, prior to a full review beginning. Fees are paid at the Development Services Counter and may be paid by cash, check, credit card or debit card. Checks should be made out the "The City of Falls Church". Returned checks are subject to fee of up to \$50.00.

<i>Status of real estate and personal property taxes, liens, business license and fees:</i>			
<b>TREASURER:</b>	<input type="checkbox"/> Current	<input type="checkbox"/> Outstanding (please describe):	Initials: _____
<b>COMM. REV:</b>	<input type="checkbox"/> Current	<input type="checkbox"/> Outstanding (please describe):	Initials: _____

TOTAL FEE for this application: \$ \_\_\_\_\_

Accepted by: \_\_\_\_\_ *Staff*      MUNIS # \_\_\_\_\_

The City of Fall Church is committed to the letter and spirit of the Americans with Disabilities Act. This document will be made available in alternate format upon request. Call 703-248-5080 (TTY 711).

**RAILROAD, LLC**  
800 WEST BROAD STREET, SUITE 333  
FALLS CHURCH, VA 22046



65-329/550

1013

2/17/2017

PAY TO THE ORDER OF

Treasurer, City of Falls Church

\$

\*\*6,600.00

Six Thousand Six Hundred and 00/100 \*\*\*\*\* DOLLARS

Treasurer, City of Falls Church  
P O Box 7425  
Merrifield VA 22116-7425

MEMO

⑆001013⑆ ⑆055003298⑆ 0200237774⑆



Security Features include: Details on back



## **Railroad Cottages**

### **Section 2**

### **Disclosure Statement**

A fully-executed Disclosure Form follows.



Application Number \_\_\_\_\_

**CITY OF FALLS CHURCH, VIRGINIA**  
**DEVELOPMENT SERVICES DEPARTMENT**  
**PLANNING DIVISION**  
Disclosure Statement

Type or Print in Ink. Complete the following:

1. Description of the real estate affected. List the addresses of all property that is affected by the application. Provide the lot, block, section, and subdivision of all parcels only if the properties have not been subdivided.

Address(es) RPC 52-102-30, RPC 52-102-31, RPC 52-102-32

Lot(s) \_\_\_\_\_ Block(s) \_\_\_\_\_

Section(s) \_\_\_\_\_ Subdivision \_\_\_\_\_

2. Is the owner of said real estate, a corporation whose stock is traded on a national or local stock exchange and having more than five hundred (500) shareholders?

No  Yes

If "Yes", give the name of the corporation and skip to Item 4.

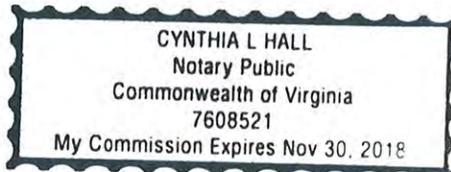
3. List the names, addresses, and nature of interest of **ALL** persons having equitable ownership of the real estate to be affected, including, in the case of corporate ownership, the names of stockholders, officers, and directors; and of **ALL** real parties of interest.

PARCEL ADDRESS	NAME	ADDRESS	NATURE OF INTEREST
see attached	see attached	see attached	see attached

4. I hereby certify that this is a true and accurate disclosure of all persons having equitable ownership real estate to be affected and of all the parties in interest.

Railroad, LLC  
By Robert Young, Managing Member

Applicant's Signature



800 West Broad Street, Ste. 333, Falls Church, VA 22046  
Applicant's Address

State of Virginia  
County of Arlington

Subscribed and sworn before me this 20<sup>th</sup> day of February, 2017.

Notary Public Cynthia L. Hall 7608521

My Commission Expires 30 November 2018

**City of Falls Church, Virginia**  
**Development Services Department**  
**Planning Division**  
**Disclosure Statement**

**Additional Information Sheet, Railroad, LLC, Special Exception Application, Railroad Cottages**

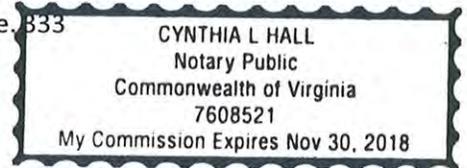
3. List the names, addresses, and nature of interest of **ALL** persons having equitable ownership of the real estate to be affected, including, in the case of corporate ownership, the names of stockholders, officers, and directors; and of **ALL** real parties of interest.

Parcel Address	Name	Address	Nature of Interest
RPC 52-102-30-32	Young, Robert	800 W. Broad Street, Ste. 333 Falls Church, VA 22046	Member, Railroad, LLC
RPC 52-102-30-32	Young, S. Peter	800 W. Broad Street, Ste. 333 Falls Church, VA 22046	Member, Railroad, LLC
RPC 52-102-30-32	Alston, Courtney Young	800 W. Broad Street, Ste. 333 Falls Church, VA 22046	Member, Railroad, LLC
RPC 52-102-30-32	Wetzel, Joe	800 W. Broad Street, Ste. 333 Falls Church, VA 22046	Member, Railroad, LLC
RPC 52-102-30-32	Twiford, Theresa	800 W. Broad Street, Ste. 333 Falls Church, VA 22046	Member, Railroad, LLC
RPC 52-102-30-32	Sweet 120, LLC, Sam Butz, Member	800 W. Broad Street, Ste. 333 Falls Church, VA 22046	Member, Railroad, LLC
RPC 52-102-30-32	Sweet 120, LLC, Jack Wilbern, Member	800 W. Broad Street, Ste. 333 Falls Church, VA 22046	Member, Railroad, LLC

4. I hereby certify that this is a true and accurate disclosure of all persons having equitable ownership of real estate to be affected and of all the parties in interest.

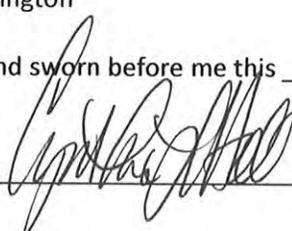
  
 Railroad, LLC  
 By: Robert Young, Managing Member

800 W. Broad Street, Ste. 333  
 Falls Church, VA 22046  
 Applicant's Address



State of Virginia  
 County of Arlington

Subscribed and sworn before me this 20<sup>th</sup> day of February, 2017.

Notary Public  7608521 My Commission Expires 30 November 2018



## **Railroad Cottages**

### **Section 3**

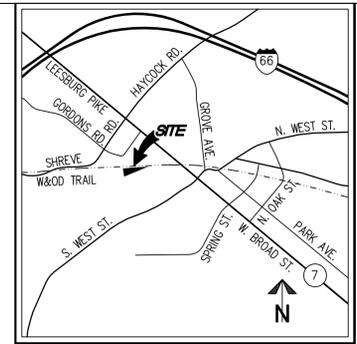
### **Conceptual Development Plan** **Package**

A Conceptual Development Plan Package meeting the City's requirements, providing location and dimensions of lot lines and rights-of-way, all structures and proposed uses within structures; driveways; and curb cuts and parking and loading spaces and aisles prepared by Walter L. Phillips follows.

# RAILROAD COTTAGES

RPC #S 52-102-030, 52-102-031, 52-102-032  
CITY OF FALLS CHURCH, VIRGINIA

## CONCEPTUAL DEVELOPMENT PLAN



VICINITY MAP SCALE: 1"=2000'

**NOTES:**

- THE PROPERTIES SHOWN HEREON ARE IDENTIFIED BY THE CITY OF FALLS CHURCH AS REAL PROPERTY CODE (RPC) NUMBERS: 52-102-030, 52-102-031, AND 52-102-032 AND ARE ZONED R-1A.
- THE PROPERTIES SHOWN HEREON, CONSISTING OF LOTS 4 AND 5, LUCINDA GASKINS PARTITION AS RECORDED IN DEED BOOK S-6 AT PAGE 221, ARE NOW IN THE NAME OF RAILROAD, LLC AS RECORDED IN INSTRUMENT NUMBER 20160100014925 AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.
- THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILITY MARKINGS AND EXISTING RECORDS. THERE ARE NO GUARANTEES, EITHER EXPRESS OR IMPLIED, THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED.
- TOTAL AREA OF THE PROPERTY IS 54,425 SQUARE FEET OR 1.2494 ACRES.
- THIS PLAT IS BASED ON A FIELD SURVEY BY THIS FIRM PERFORMED ON 8/25/2016.
- THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR THE CITY OF FALLS CHURCH, VIRGINIA, MAP NUMBER 5100540001C, REVISED JULY 16, 2004, DESIGNATES THE PROPERTY AS BEING IN ZONE X, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
- EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED ARE PER THE TITLE REPORT ISSUED BY EKKO TITLE, FILE M-1605002, DATED BY DAVIS TITLE SERVICES JUNE 2, 2016.
- THE SITE SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS COMPUTED FROM A FIELD RUN VERTICAL CONTROL SURVEY AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83(2011) (EPOCH:2010.0000)] AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS SUBDIVISION BOUNDARY AND THE BENCHMARK(S) SHOWN TO NOAA/NGS MONUMENT PID NUMBER DH7960 LOYB; LOYOLA B COOP CORS ARP. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99994791. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS TWO FEET.
- THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, JAMES A. MADISON, JR., L.S., FROM AN ACTUAL [X] GROUND OR [ ] AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON AUGUST 25, 2016; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE YOUNG GROUP (BOB YOUNG).
- THE PROPERTY IS SUBJECT TO AN AGREEMENT WITH VEPCO RECORDED IN DEED BOOK 1181 AT PAGE 329.
- THERE ARE NO BUILDINGS ON THIS SITE. THERE WERE NO ADDRESSES POSTED. CITY OF FALLS CHURCH RECORDS SHOW LOT 5 AS HAVING AN ADDRESS OF 1006 RAILROAD AVENUE.

**ZONING TABULATION**

EXISTING ZONE: R-1A  
PROPOSED ZONE: R-1A  
EXISTING SITE AREA: 54,425 SF OR 1.2494 ACRES

PROPOSED SPECIAL EXCEPTION DEVELOPMENT FOR COTTAGE HOUSING IN ACCORDANCE WITH ZONING ORDINANCE SECTION 48-241(g):

	REQUIRED	PROVIDED
MAX. BUILDING HT.	25 FT. 1 1/2 STORIES	SEE BELOW FOR BUILDING HEIGHT PROVIDED 1 1/2 STORIES
MIN. YARD REQUIREMENTS:		
FRONT (RAILROAD AVENUE)	20 FT.	±20 FT.
SIDE (WESTERN PROPERTY)	10 FT.	±10 FT.
REAR (SOUTHERN PROPERTY)	20 FT.	±20 FT.
DENSITY REQUIREMENTS		
DWELLING UNITS	54,425 / 10,000 = 5.44 * 2 = 10.89	MAXIMUM 10 UNITS ALLOWED PROPOSED 10 UNITS PROVIDED

**SPECIAL EXCEPTION**

- SPECIAL EXCEPTION REQUESTED FOR DEVELOPMENT OF COTTAGE HOUSING PER ZONING ORDINANCE SECTION 48-241(g).

**WAIVERS REQUEST (FOR INFORMATION ONLY: TO BE REVIEWED AND APPROVED DURING SITE PLAN)**

- LANDSCAPE WAIVERS:
    - NORTHERN PROPERTY LINE 48-1183.2.g  
±232 LF 20' BUFFER TYPE A  
REDUCE REQUIRED PLANTING DENSITY TO THAT SHOWN ON SHEET P-0402.
    - SOUTHERN PROPERTY LINE 48-1183.2.g  
±600 LF 10' BUFFER TYPE A  
REDUCE REQUIRED PLANTING DENSITY TO THAT SHOWN ON SHEET P-0402.
    - WESTERN PROPERTY LINE 48-1183.2.g  
±185 LF 10' BUFFER TYPE A  
REDUCE REQUIRED PLANTING DENSITY TO THAT SHOWN ON SHEET P-0402.
- SEE SHEET P-0402 FOR MORE INFORMATION.

**LANDSCAPE NOTES**

- THE PROPOSED LANDSCAPING AREAS WILL BE DESIGNED UTILIZING APPROPRIATE SPECIES, SOILS, AND IRRIGATION MEASURES TO MAXIMIZE THE OPPORTUNITY FOR HEALTHY PLANTINGS.
- THE APPLICANT WILL WORK WITH THE CITY ARBORIST TO DESIGN A LANDSCAPE PLAN THAT UTILIZES NATIVE TREES, SHRUBS, PERENNIALS AND GRASSES.

**PARKING TABULATION**

PARKING REQUIRED:  
1.25 SPACES PER UNIT  
10 UNITS X 1.25 = 12.5  
13 SPACES REQUIRED  
13 SPACES PROVIDED

**BUILDING HEIGHT CALCULATION**

UNIT 1 - TINNER		UNIT 2 - TINNER		UNIT 3 - TINNER		UNIT 4 - WHITNEY		UNIT 5 - WHITNEY		COMMON HOUSE	
EXISTING	PROPOSED										
352.60	353.00	352.40	352.80	347.34	347.50	348.23	348.70	348.79	349.70	352.53	352.50
352.71	353.00	352.80	353.00	346.63	346.50	347.81	348.00	347.81	348.00	352.24	352.10
350.98	351.50	350.95	351.50	346.92	346.90	347.49	347.50	347.72	348.20	351.14	351.90
350.98	351.80	350.99	351.50	347.34	347.30	347.58	348.00	348.30	348.60	351.88	351.80
351.81	352.32	351.78	352.20	347.05	347.05	347.77	348.05	348.26	348.87	351.94	352.07
LOWEST AVG. GRADE	351.81	LOWEST AVG. GRADE	351.78	LOWEST AVG. GRADE	347.05	LOWEST AVG. GRADE	347.77	LOWEST AVG. GRADE	348.26	LOWEST AVG. GRADE	351.94
MAX. BLDG. HT	376.81	MAX. BLDG. HT	376.78	MAX. BLDG. HT	372.05	MAX. BLDG. HT	372.77	MAX. BLDG. HT	373.26	MAX. BLDG. HT	376.94
FF	353.5	FF	353.5	FF	349.5	FF	350	FF	351	FF	353
BLDG. HT FROM FF	20.94'	BLDG. HT FROM FF	20.94'	BLDG. HT FROM FF	20.94'	BLDG. HT FROM FF	21.38'	BLDG. HT FROM FF	21.38'	BLDG. HT FROM FF	21.04'
BLDG. HT. ELEVATION	374.44'	BLDG. HT. ELEVATION	374.44'	BLDG. HT. ELEVATION	370.44'	BLDG. HT. ELEVATION	371.38'	BLDG. HT. ELEVATION	372.38'	BLDG. HT. ELEVATION	374.04'
TOTAL BUILDING HEIGHT	22.63'	TOTAL BUILDING HEIGHT	22.66'	TOTAL BUILDING HEIGHT	23.39'	TOTAL BUILDING HEIGHT	23.61'	TOTAL BUILDING HEIGHT	24.12'	TOTAL BUILDING HEIGHT	22.10'
UNIT 6 - WHITNEY		UNIT 7 - WHITNEY		UNIT 8 - WHITNEY		UNIT 9 - WHITNEY		UNIT 10 - WHITNEY			
EXISTING	PROPOSED										
350.72	350.72	350.91	351.40	350.59	351.30	350.07	351.00	349.00	351.00		
349.50	350.00	351.09	351.60	350.93	351.40	350.41	351.30	349.85	351.00		
348.60	349.00	349.59	349.80	348.31	349.80	348.31	349.50	347.84	349.20		
349.41	349.90	349.88	349.80	348.22	349.80	348.22	349.80	347.96	350.00		
349.55	349.90	350.36	350.65	349.51	350.57	349.25	350.40	348.66	350.30		
LOWEST AVG. GRADE	349.55	LOWEST AVG. GRADE	350.36	LOWEST AVG. GRADE	349.51	LOWEST AVG. GRADE	349.25	LOWEST AVG. GRADE	348.66		
MAX. BLDG. HT	374.55	MAX. BLDG. HT	375.36	MAX. BLDG. HT	374.51	MAX. BLDG. HT	374.25	MAX. BLDG. HT	373.66		
FF	352	FF	352.5	FF	353	FF	352.8	FF	352.2		
BLDG. HT FROM FF	21.38'										
BLDG. HT. ELEVATION	373.38'	BLDG. HT. ELEVATION	373.88'	BLDG. HT. ELEVATION	374.38'	BLDG. HT. ELEVATION	374.18'	BLDG. HT. ELEVATION	373.58'		
TOTAL BUILDING HEIGHT	23.83'	TOTAL BUILDING HEIGHT	23.52'	TOTAL BUILDING HEIGHT	24.87'	TOTAL BUILDING HEIGHT	24.93'	TOTAL BUILDING HEIGHT	24.92'		

Engineers • Surveyors • Planners  
Landscape Architects • Arborists  
**WALTER L. PHILLIPS**  
207 PARK AVENUE  
FALLS CHURCH, VIRGINIA 22046  
(703) 532-6163 Fax (703) 533-1301  
www.WLPINC.com

ESTABLISHED 1945  
L. N. C. O. R. P. O. R. A. T. E. D.  
DATE: 2/17/2017  
CHECKED: KY  
DRAWN: AI

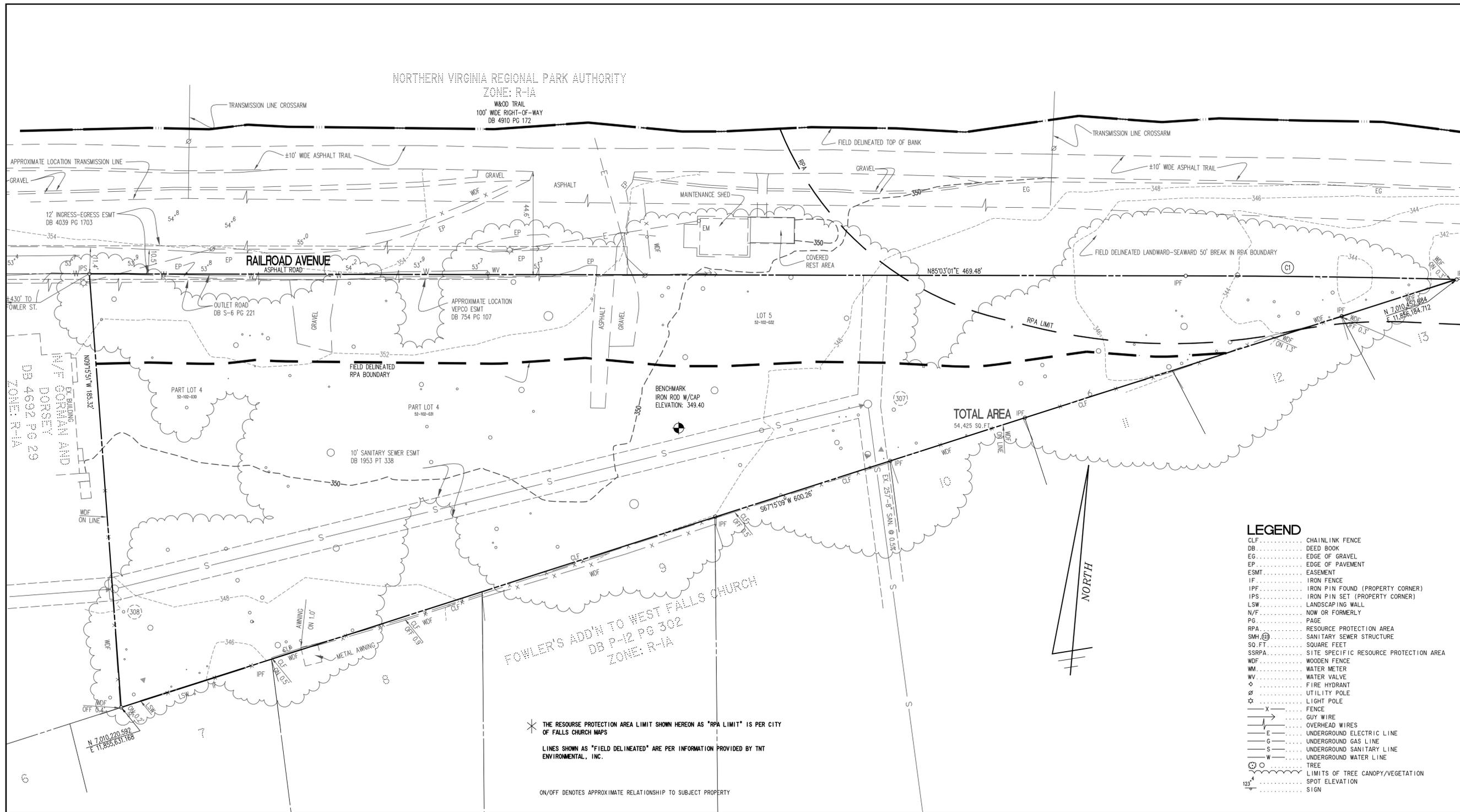
NO.	DESCRIPTION	REVISION APPROVED BY		DATE	APPROVED	DATE
		REV. BY	DATE			

COVER SHEET

**RAILROAD COTTAGES**  
CITY OF FALLS CHURCH, VIRGINIA

**SHEET INDEX**

- P-0101 COVER SHEET
- P-0301 EXISTING CONDITIONS
- P-0401 CONCEPTUAL DEVELOPMENT PLAN
- P-0402 CONCEPTUAL LANDSCAPE PLAN



NORTHERN VIRGINIA REGIONAL PARK AUTHORITY  
 ZONE: R-1A  
 W&O TRAIL  
 100' WIDE RIGHT-OF-WAY  
 DB 4910 PG 172

RAILROAD AVENUE  
 ASPHALT ROAD

FOWLER'S ADD'N TO WEST FALLS CHURCH  
 DB P-12 PG 302  
 ZONE: R-1A

TOTAL AREA  
 54,425 SQ. FT.

**LEGEND**

- CLF ..... CHAIN LINK FENCE
- DB ..... DEED BOOK
- EG ..... EDGE OF GRAVEL
- EP ..... EDGE OF PAVEMENT
- ESMT ..... EASEMENT
- IF ..... IRON FENCE
- IPF ..... IRON PIN FOUND (PROPERTY CORNER)
- IPS ..... IRON PIN SET (PROPERTY CORNER)
- LSW ..... LANDSCAPING WALL
- N/F ..... NOW OR FORMERLY
- PG ..... PAGE
- RPA ..... RESOURCE PROTECTION AREA
- SMH ..... SANITARY SEWER STRUCTURE
- SQ. FT ..... SQUARE FEET
- SSRPA ..... SITE SPECIFIC RESOURCE PROTECTION AREA
- WDF ..... WOODEN FENCE
- WM ..... WATER METER
- WV ..... WATER VALVE
- ◇ ..... FIRE HYDRANT
- ⊕ ..... UTILITY POLE
- ☆ ..... LIGHT POLE
- X— ..... FENCE
- G— ..... GUY WIRE
- E— ..... OVERHEAD WIRES
- U— ..... UNDERGROUND ELECTRIC LINE
- G— ..... UNDERGROUND GAS LINE
- S— ..... UNDERGROUND SANITARY LINE
- W— ..... UNDERGROUND WATER LINE
- ..... TREE
- ..... LIMITS OF TREE CANOPY/VEGETATION
- 123 ..... SPOT ELEVATION
- S— ..... SIGN

\* THE RESOURCE PROTECTION AREA LIMIT SHOWN HEREON AS "RPA LIMIT" IS PER CITY OF FALLS CHURCH MAPS

LINES SHOWN AS "FIELD DELINEATED" ARE PER INFORMATION PROVIDED BY TNT ENVIRONMENTAL, INC.

ON/OFF DENOTES APPROXIMATE RELATIONSHIP TO SUBJECT PROPERTY

**SANITARY SEWER AS-BUILT**

SMH 308	
TOP	349.36
8" INV IN (WEST)	338.41
8" INV OUT (SMH 307)	338.37
SMH 307	
TOP	348.65
8" INV IN (SMH 308)	335.45
8" INV OUT (SMH 305)	335.40
SMH 305	
TOP	341.55
8" INV IN (SMH 307)	334.05
8" INV IN (EAST)	333.92
8" INV OUT (WEST)	333.87

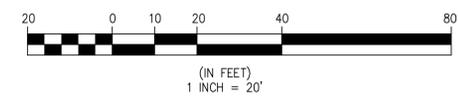
PIPE SIZES ARE FROM RECORD INFORMATION

**STORM SEWER AS-BUILT**

SD K1291	
GRATE INLET TOP =	343.51
6" DIP IN =	341.56
18" CMP OUT (SD K1290) =	340.36
SD K1290	
JUNCTION BOX TOP =	342.67
18" CMP IN (SD K1291) =	337.49
18" CMP OUT (SD K1230) =	337.42

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	4582.19'	116.00'	1°27'02"	58.01'	116.00'	N85°42'06"E



EXISTING CONDITIONS

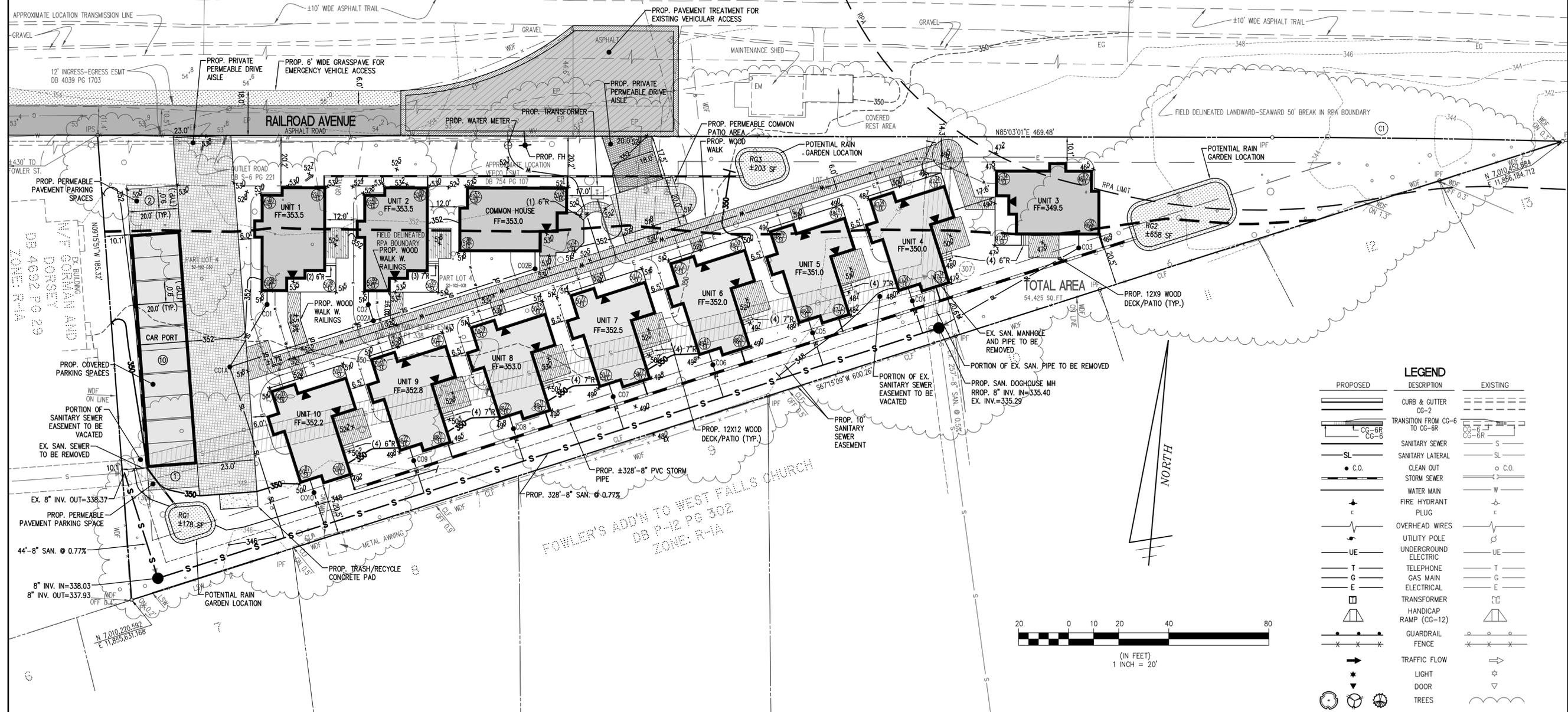
**RAILROAD COTTAGES**  
 CITY OF FALLS CHURCH, VIRGINIA

Engineers • Surveyors • Planners  
 Landscape Architects • Arborists  
**WALTER L. PHILLIPS**  
 INCORPORATED  
 ESTABLISHED 1945  
 DATE: 2/17/2017  
 SCALE: 1" = 20'  
 DRAWN: AI  
 CHECKED: KW



NO.	DESCRIPTION	REVISION APPROVED BY		DATE	
		DATE	BY	DATE	BY

NORTHERN VIRGINIA REGIONAL PARK AUTHORITY  
 ZONE: R-4A  
 W&O TRAIL  
 100' WIDE RIGHT-OF-WAY  
 DB 4910 PG 172



**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	4582.19'	116.00'	1'27"02"	58.01'	116.00'	N85°42'06"E

THE RESOURCE PROTECTION AREA LIMIT SHOWN HEREON AS "RPA LIMIT" IS PER CITY OF FALLS CHURCH MAPS  
 LINES SHOWN AS "FIELD DELINEATED" ARE PER INFORMATION PROVIDED BY TNT ENVIRONMENTAL, INC.  
 ON/OFF DENOTES APPROXIMATE RELATIONSHIP TO SUBJECT PROPERTY

**SANITARY SEWER AS-BUILT**

SMH	TOP	8" INV IN (WEST)	8" INV OUT (SMH 307)
SMH 308	349.36	338.41	338.37
SMH 307	348.65	335.45	335.40
SMH 305	341.55	334.05	333.92
		333.92	333.87

PIPE SIZES ARE FROM RECORD INFORMATION

**PRELIMINARY STORMWATER NARRATIVE:**  
 WATER QUALITY REQUIREMENT TO BE MET THROUGH A COMBINATION OF BIORETENTION, INFILTRATION, PERMEABLE PAVEMENT, AND/OR OTHER MEANS NECESSARY TO MEET PHOSPHORUS REMOVAL REQUIREMENT.  
 WATER QUANTITY REQUIREMENT WILL BE MET TO ENSURE THAT RUNOFF EXITING THE SITE WILL NOT INCREASE FROM PRE-DEVELOPMENT CONDITIONS.  
 FINAL STORMWATER QUALITY AND QUANTITY DESIGN TO BE PROVIDED WITH SITE PLAN AND COORDINATED WITH CITY OF FALLS CHURCH PUBLIC WORKS.

**COVERAGE CALCULATIONS:**

ITEM	EXISTING (SF)	PROPOSED (SF)	AREA TOWARDS IMPERVIOUS TOTAL WITH 25% CREDIT FOR PERMEABLE PAVEMENT WALKS/DRIVEWAYS (SF)
BUILDING(S)	0	14167	14167
DRIVEWAYS	1479	4199	3149.25
WALKS/MISC	0	702	526.5
TOTAL	1479	19068	17842.75

SITE AREA:	54,425 SF
IMPERVIOUS AREA:	17,842.75 SF

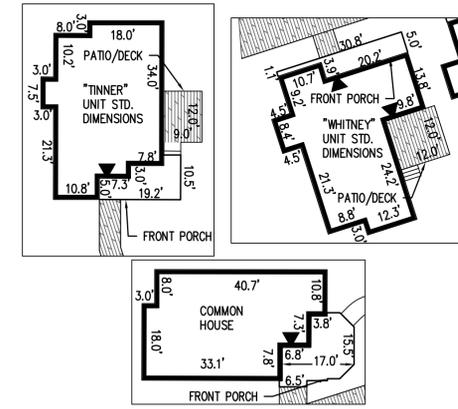
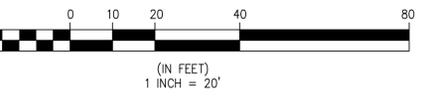
  

MAX IMPERVIOUS AREA ALLOWED:	35.00%	19,048 SF
TOTAL IMPERVIOUS AREA PROVIDED:	32.78%	17843 SF

MAX BUILDING COVERAGE ALLOWED:	30.00%	16,327 SF
TOTAL BUILDING COVERAGE PROVIDED:	26.03%	14167 SF

NOTE: MINIMUM 561 SF BUILDING TO BE TREATED WITH SOLAR OR GREEN ROOF TO OBTAIN 5% BONUS BUILDING COVERAGE ALLOWANCE ABOVE 25%.



**BUILDING DIMENSION SCHEMATIC**  
 SCALE: 1"=20'  
 NOTE: FINAL BUILDING DIMENSIONS MAY CHANGE THROUGHOUT PLAN DEVELOPMENT.

**LEGEND**

PROPOSED	DESCRIPTION	EXISTING
CG-2	CURB & CUTTER	CG-2
CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
SS	STORM SEWER	SS
W	WATER MAIN	W
FH	FIRE HYDRANT	FH
P	PLUG	P
OW	OVERHEAD WIRES	OW
UP	UTILITY POLE	UP
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
TR	TRANSFORMER	TR
HC	HANDICAP RAMP (CG-12)	HC
GF	GUARDRAIL	GF
F	FENCE	F
T	TRAFFIC FLOW	T
L	LIGHT	L
D	DOOR	D
T	TREES	T
260	CONTOURS	260
264		264
+264.50	SPOT ELEVATION	+264.50
TC	DRAINAGE FLOW DIRECTION	TC
BC	TOP OF CURB	BC
TW	BOTTOM OF CURB	TW
BW	TOP OF WALL	BW
HP	BOTTOM OF WALL	HP
	HIGH POINT	
	LIMITS OF CLEARING AND GRADING	

**CONCEPTUAL DEVELOPMENT PLAN**

**RAILROAD COTTAGES**  
 CITY OF FALLS CHURCH, VIRGINIA

Engineers • Surveyors • Planners  
 Landscape Architects • Arborists  
**WALTER L. PHILLIPS**  
 INCORPORATED  
 ESTABLISHED 1945  
 DATE: 2/17/2017  
 SCALE:  
 207 PARK AVENUE  
 FALLS CHURCH, VIRGINIA 22046  
 (703) 532-6163 Fax (703) 533-1301  
 www.WLPINC.com

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

NORTHERN VIRGINIA REGIONAL PARK AUTHORITY  
 ZONE: R-4A  
 W&O TRAIL  
 100' WIDE RIGHT-OF-WAY  
 DB 4910 PG 172

±232 LF BUFFER TYPE "A"  
 20' WIDTH  
 REQUIRED PLANTINGS:  
 • 10 CANOPY TREES  
 • 58 SMALL SHRUBS  
 PROVIDED PLANTINGS:  
 • 7 CANOPY TREES  
 • 5 UNDERSTORY TREES  
 • 58 SMALL SHRUBS  
 -OVERHEAD POWER LINES LIMIT THE USE OF CANOPY TREES

±354 LF BUFFER TYPE "A"  
 10' WIDTH  
 REQUIRED PLANTINGS:  
 • 15 CANOPY TREES  
 • 89 SMALL SHRUBS  
 PROVIDED PLANTINGS:  
 • 15 CANOPY TREES  
 • 89 SMALL SHRUBS

±600 LF BUFFER TYPE "A"  
 10' WIDTH  
 REQUIRED PLANTINGS:  
 • 24 CANOPY TREES  
 • 150 SMALL SHRUBS  
 PROVIDED PLANTINGS:  
 • 1 EXISTING CANOPY TREE  
 • 66 EVERGREEN TREES  
 • 3 EXISTING EVERGREEN TREES  
 • 10 SMALL SHRUBS  
 -THE PROPOSED SANITARY EASEMENT RESTRICTS THE PLANTING OF CANOPY TREES. THE CITY WILL ALLOW THE PLANTING OF EVERGREEN TREES WITHIN THE SANITARY EASEMENT.

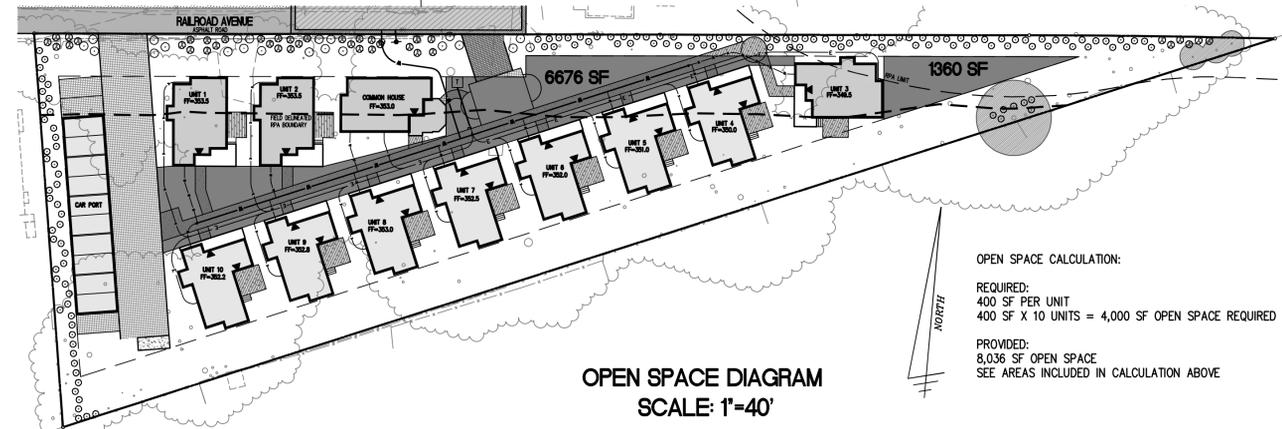
±185 LF BUFFER TYPE "A"  
 10' WIDTH  
 REQUIRED PLANTINGS:  
 • 8 CANOPY TREES  
 • 47 SMALL SHRUBS  
 PROVIDED PLANTINGS:  
 • 6 CANOPY TREES  
 • 7 EVERGREEN TREE  
 • 47 SMALL SHRUBS  
 -THE PROPOSED SANITARY EASEMENT RESTRICTS THE PLANTING OF CANOPY TREES ALONG THE SOUTHERN PORTION OF THE BUFFER. THE CITY WILL ALLOW THE PLANTING OF EVERGREEN TREES WITHIN THE SANITARY EASEMENT.

TREE CANOPY REQUIRED	
54,425 SF x 20% =	10,885 SF
EXISTING TREES (1250 SF x 1.25) = 1,563 SF	
PROPOSED TREES	
36 CANOPY TREES @ 175 SF =	6,300 SF
14 UNDERSTORY TREES @ 100 SF =	1,400 SF
83 EVERGREEN TREES @ 25 SF =	2,075 SF
TOTAL PROPOSED CANOPY =	9,775 SF
TOTAL CANOPY PROVIDED =	11,338 SF

NOTES:  
 TREE QUANTITIES MAY CHANGE AT TIME OF SITE PLAN REVIEW  
 TREE SPECIES TO BE DETERMINED AT TIME OF SITE PLAN REVIEW

BUFFERS REQUIRED PER SECTION 48-241.a.14  
 WAIVERS REQUESTED (FOR INFORMATION ONLY; TO BE REVIEWED AND APPROVED WITH SITE PLAN):  
 NORTHERN PROPERTY LINE 48-1183.2.a  
 ±232 LF 20' BUFFER TYPE A  
 REDUCE REQUIRED PLANTING DENSITY TO THAT SHOWN ON THIS SHEET  
 SOUTHERN PROPERTY LINE 48-1183.2.a  
 ±600 LF 10' BUFFER TYPE A  
 REDUCE REQUIRED PLANTING DENSITY TO THAT SHOWN ON THIS SHEET  
 WESTERN PROPERTY LINE 48-1183.2.a  
 ±185 LF 10' BUFFER TYPE A  
 REDUCE REQUIRED PLANTING DENSITY TO THAT SHOWN ON THIS SHEET

\* THE RESOURCE PROTECTION AREA LIMIT SHOWN HEREON AS "RPA LIMIT" IS PER CITY OF FALLS CHURCH MAPS  
 LINES SHOWN AS "FIELD DELINEATED" ARE PER INFORMATION PROVIDED BY TNT ENVIRONMENTAL, INC.  
 ON/OFF DENOTES APPROXIMATE RELATIONSHIP TO SUBJECT PROPERTY



**LEGEND**

PROPOSED	DESCRIPTION	EXISTING
CG-2	CURB & GUTTER	CG-2
CG-6R	TRANSITION FROM CG-6 TO CG-6R	CG-6R
SS	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
SW	STORM SEWER	SW
W	WATER MAIN	W
FH	FIRE HYDRANT	FH
P	PLUG	P
OW	OVERHEAD WIRES	OW
UP	UTILITY POLE	UP
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
TR	TRANSFORMER	TR
HR	HANDICAP RAMP (CG-12)	HR
GF	GUARDRAIL FENCE	GF
TF	TRAFFIC FLOW	TF
L	LIGHT	L
D	DOOR	D
260	CONTOURS	260
264	CONTOURS	264
+264.50	SPOT ELEVATION	+264.50
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	HP
	LIMITS OF CLEARING AND GRADING	
	TREES	
	SHRUBS	

(N FEET)  
 1 INCH = 20'

Engineers • Surveyors • Planners  
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 www.WLPINC.com

SCALE: DATE: 2/17/2017  
 CHECKED: AI  
 DRAWN: AI

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

**CONCEPTUAL LANDSCAPE PLAN**  
**RAILROAD COTTAGES**  
 CITY OF FALLS CHURCH, VIRGINIA



## Railroad Cottages

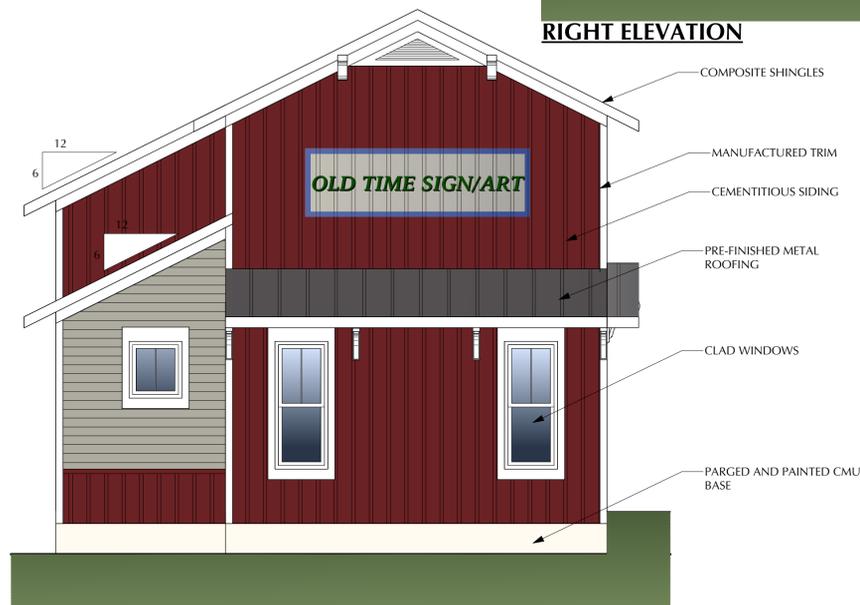
### Section 4

### Architectural Elevations

Architectural elevations prepared by Butz-Wilbern Architects showing each façade type and indicating the height of structures, architectural style and building materials follow.



FRONT ELEVATION



BACK ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

# COMMON HOUSE



RAILROAD COTTAGES



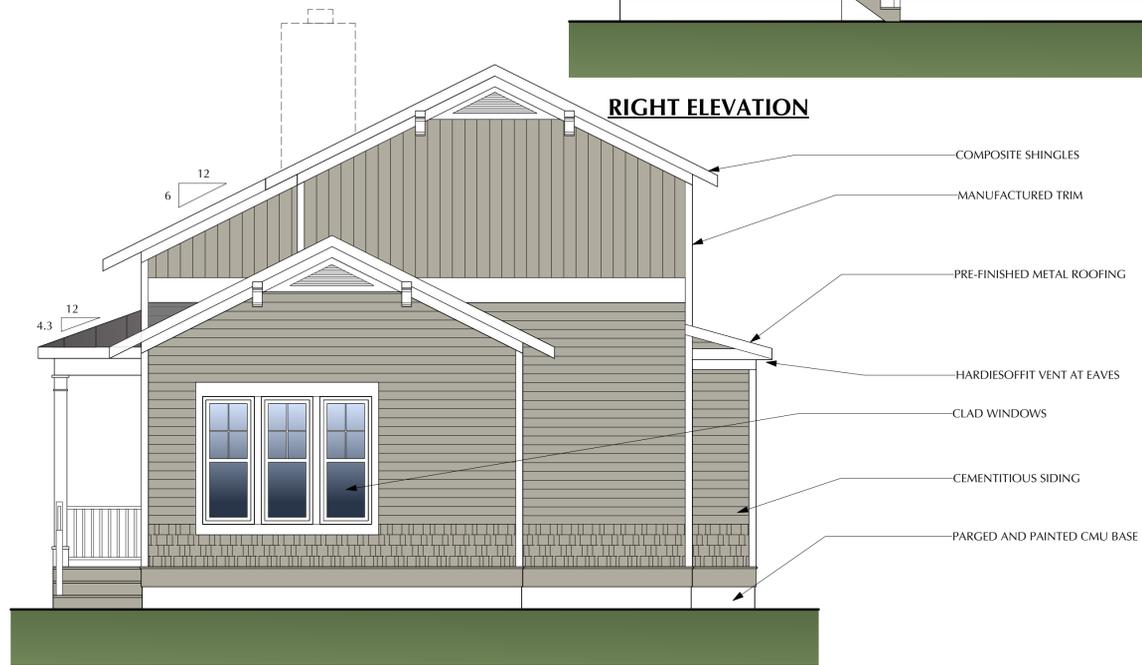
February 13, 2017

Theresa Sullivan Twiford | Director of Land Use and Development | Advon Real Estate, LLC

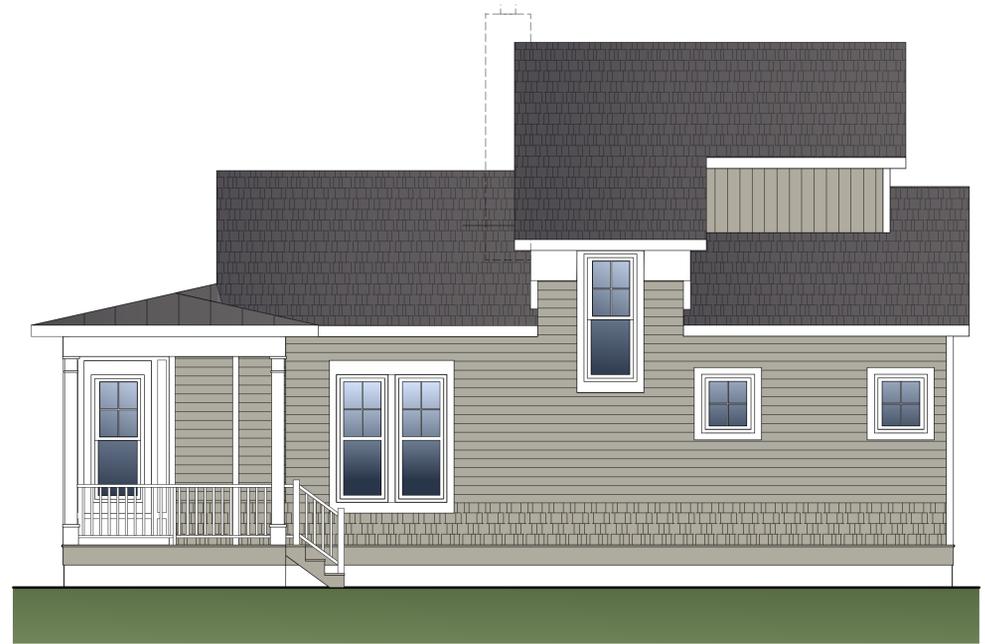




FRONT ELEVATION



BACK ELEVATION



RIGHT ELEVATION

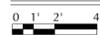


LEFT ELEVATION

# THE TINNER



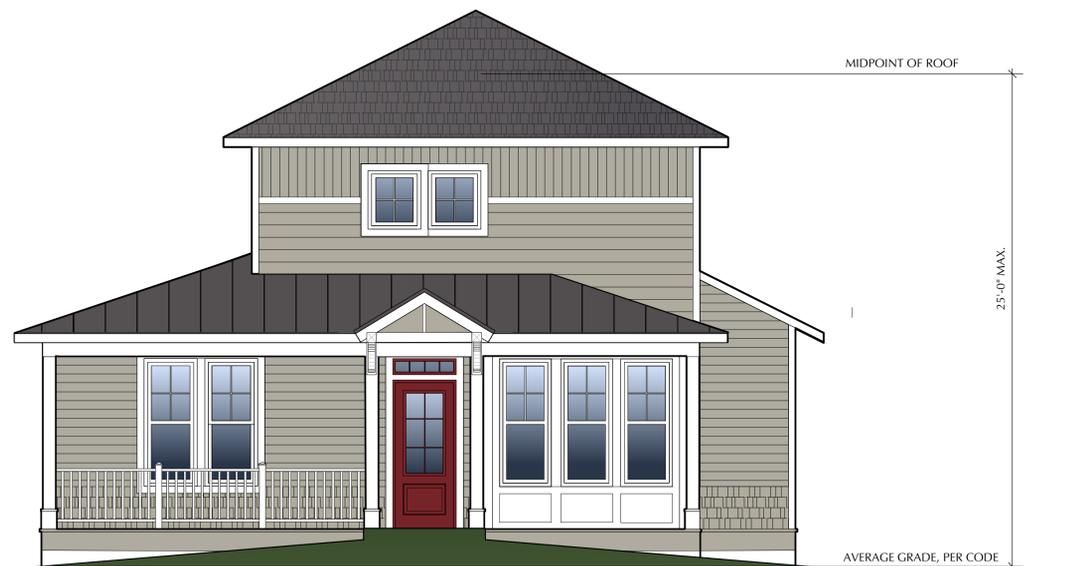
RAILROAD COTTAGES



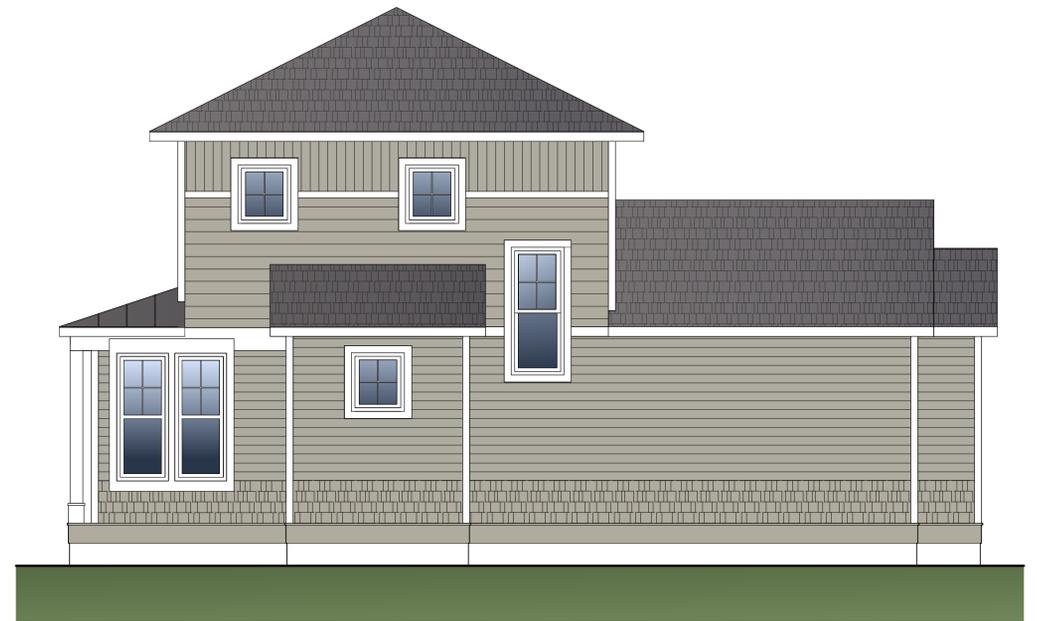
February 13, 2017

Theresa Sullivan Twiford | Director of Land Use and Development | Advon Real Estate, LLC

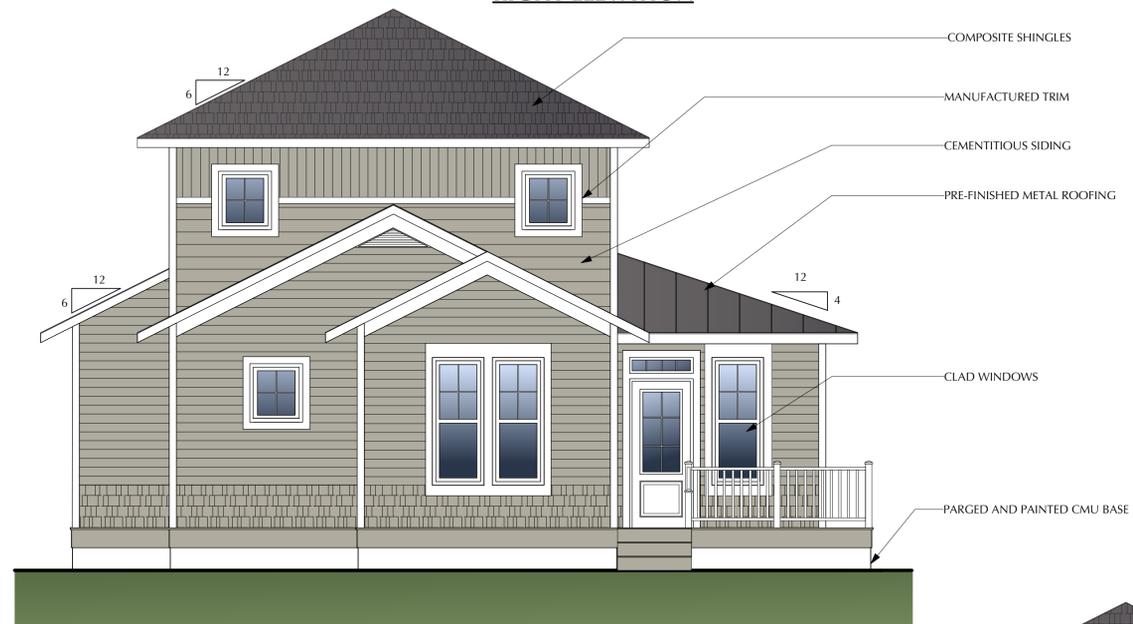




FRONT ELEVATION



RIGHT ELEVATION



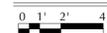
REAR ELEVATION



LEFT ELEVATION

# THE WHITNEY

RAILROAD COTTAGES



February 13, 2017

Theresa Sullivan Twiford | Director of Land Use and Development | Advon Real Estate, LLC





## Railroad Cottages Section 5

### Statement Regarding Impacts on Existing Community Facilities.

*Railroad Cottages* is expected to provide an overall improvement to existing facilities on several different levels. While the proposed ten-home project is quite small by its very nature, the very scale of the homes themselves (approximately 1,500 square feet each) limits the number of residents who can impact existing facilities. That said, the road itself will be improved not just at the point of contact with the project, but the length of Railroad Avenue will be improved by adding roadway width using a grasscrete paver type of material so that rescue and life safety equipment can better serve all those living along Railroad Avenue without negatively impacting the visual aspect of the neighborhood.

*Railroad Cottages* is proposed to be an age-restricted project (55 and older) and so it is believed that the impact on schools will be a positive one with residents of *Railroad Cottages* offering mentoring and volunteer services to our schools. No new school seats are expected to be generated by the project.

Water requirements will be mitigated by the incorporation of contemporary retention and treatment facilities and the use of high-efficiency water devices. We are reliably informed that both the sewer and water system have more than adequate capacity to serve the project as proposed.

As noted above, it is intended that fire and rescue service availability to the neighborhood will be significantly improved due to the effective widening of Railroad Avenue from 12 feet to 18 feet and the installation of a new fire hydrant adjacent to the project. Further, the proposed cottages will reduce demand on fire services

as a result of the installation fire sprinklers and the use of cementitious (fire-retardant) siding.

In addition, we believe that partly because of our proposed emphasis on sustainability and partly because of the senior status of the owners of the cottages, the traffic impact will be minimal as compared to very large single-family homes that very likely would each have three or more vehicles while those in our development will be encouraged to have only one. Further, given the short distance to shops and restaurants via the W & OD trail, walking and biking rather than driving will be much more likely.



## Railroad Cottages Section 6

### Conformance with Falls Church City Comprehensive Plan and Design Guidelines.

The City has identified a number of housing issues which affect residents, including, among others, large new homes built on lots where smaller homes previously existed; limited options for senior citizens; and the high cost of new housing. One of the stated goals of the Comprehensive Plan is to encourage a mix of residential housing types that can meet the current and future needs of residents of all incomes while benefiting community character and thus providing for a diversity of housing stock for an increasingly diverse demographic. *Railroad Cottages* will meet the needs of some of the seniors within our community both now and in the future when the need is expected to be even greater. *Railroad Cottages'* proposed layout encourages a strong sense of interactive community and involvement by its face-to-face layout, porches and inclusion of a large shared common house equipped with kitchen, lounge, and interaction areas. These elements will provide shared open space and a common building and community connection. Thus, the proposed project addresses the Plan's stated goal of encouraging the creation of supportive and accessible housing for senior citizens.

The low massing and articulated design elements of the cottages reflect and amplify the quintessential charm that has come to be iconic of Falls Church City and provide significantly less overall floor area ratio than typical single-family homes. The proposed development creates private outdoor space for individual cottages and blends in with the existing community.

The Plan further seeks to encourage the creative construction of housing affordable for persons with moderate income. *Railroad Cottages* will be constructed using high quality and sustainable materials developed on a scale which will keep the homes relatively

affordable and uses a variety of techniques to provide natural and onsite infiltration of stormwater.

Additionally, *Railroad Cottages'* location is easily accessible to areas providing commercial services and transit. Clustered parking will reduce curb cuts and create a pedestrian friendly environment while a landscape buffer will provide screening from public streets and adjacent properties.

No better summary could be provided regarding the conformance of this project with the City's Comprehensive Plan than the "Comprehensive Plan Analysis" table developed by City staff when council was considering adoption of the new Cottage Zoning Text Amendment. That table is duplicated below.

Each element of the criteria/ standard listed in the table below is found in the *Railroad Cottages* project.

**Comprehensive Plan Analysis**

The following table provides the objectives and the Comprehensive Plan support for the proposed criteria and standards included in the proposed cottage housing ordinance.

Criteria/ Standard	Objective	Comprehensive Plan
Age-restricted housing	Provide for a diversity of housing stock for an increasing demographic	An increasing number of ...persons over age 65 are creating greater demands ...for senior housing and services. <i>Vision Chapter, Page 2, 4</i> Encourage a mix of residential housing types that can meet the current and future needs of residents of all levels of income, while benefiting community character. [Goal 2] <i>Ch. 10 Housing, Page 204</i>
Density/FAR	Less overall floor area ratio (FAR) than typical single-family home	In recent years, many new homes and additions to existing homes have been built on infill lots in established residential neighborhoods. A number of these homes have been built at a much larger scale than the other homes in the neighborhoods and to the maximum lot coverage and height that the Zoning Ordinance allows. [Goal 7, Strategy B, Explanation] <i>Ch. 4 Land Use and Economic Development, Page 79 Rv</i>

Criteria/ Standard	Objective	Comprehensive Plan
Proximity to designated revitalization areas	Encourage new housing that is easily accessible to areas providing commercial services and transit	The purpose of these Revitalization Areas is to designate where redevelopment will be encouraged. Each Area is oriented toward the most logical transit alternative, includes the ability for mixed use redevelopment according the City's Zoning Ordinance, and allows for density greater than 3.0 floor area ratio in a portion thereof. [Revitalization Areas, Small Area Plans, & Urban Development Areas] <i>Ch. 4, Land Use &amp; Economic Development, Resolution 2016-36</i> 3. Support economic activity by increasing access to City businesses and by increasing access to regional activity centers. [Goal 3] <i>Ch. 7, Transportation, Page 4</i>
Community Assets (Common Open Space, Common Building, Connectivity)	Provide shared open space and a common building for cottage housing residents, and community connection	Encourage developers and builders to dedicate land, particularly that which is densely vegetated, for open space within their developments. [Goal 5, Strategy C] <i>Ch. 5, Natural Resources and the Environment, Page 117</i> 3. Encourage developers to provide outdoor space as part of redevelopment projects [Implementation Strategy] <i>Ch. 6, Parks, Open Space, and Recreation, Page 13</i>
Design – porches, variations in materials and color, no blank walls	Create private outdoor space for individual cottages; blend in with existing community	C. Promote compatibility with existing neighborhoods, improvement of the existing housing stock, and environmental preservation in relation to infill residential development. [Goal 1] D. Develop a strategy for attracting innovative developers who have a respect for quality design. [Goal 1] <i>Ch. 3 Community Character, Appearance, and Design, Page 25</i>

Criteria/ Standard	Objective	Comprehensive Plan
Appropriately sized dwelling units for smaller households (Maximum of 1,500 square feet in size)	Affordability, diversity of housing stock, less energy use, and prevent overbuilding of the site.	...in 2000, approximately 33 percent of the City's households were one-person households. This relatively high ranking could be partially attributable to the fairly high percentage of persons age 65 and older, which was 12 percent of the total population in 2000. A high percentage of single-person households can increase the demand for smaller single family detached housing units, townhouses, apartments, and condominiums. <i>Ch. 10 Housing, Page 199</i>
Height limit of 1.5 stories and 25 feet	Less height and massing than typical single-family house (2.5 stories and 35 feet allowed). Maintain a feeling of adequate light and open space.	Building larger and in some cases taller houses can decrease the space between houses as well as change views and sunlight reception, decrease the number of trees and vegetation, reduced shading, and increased stormwater runoff. [Goal 7, Strategy B, Explanation] <i>Ch. 4 Land Use and Economic Development, Page 79 Rv</i>
Low Impact Development	Encourage pervious materials, green roofs, etc., to provide natural and on- site infiltration of stormwater	Encourage redevelopment that reduces the amount of impervious cover, increases or maintains native vegetation, and uses other best management practices. [Required Action under Goal 1, Strategy B] <i>Ch. 4 Land Use and Economic Development Page 74 Rv</i> Increase vegetative cover and tree canopy on rooftops and in parking areas to provide shade and reduce impervious surfaces. [Goal 4, Strategy E], <i>Ch. 5, page 117</i> Promote green building and low impact development within the City. [Goal 6, Strategy G] <i>Ch. 5, Natural Resources and the Environment, Page 119</i>

Criteria/ Standard	Objective	Comprehensive Plan
Clustered parking	Reduces curb cuts, creates pedestrian friendly environment	4. Avoid excessive curb cuts for vehicular access across pedestrian ways. [IV Guidelines for Streetscapes, B. Paving and Sidewalks] Design Guidelines
Landscaped buffer between 10-20 feet	Provide screening from public streets and adjacent properties	...visually integrate developments into the existing landscape and minimize potential conflicts between abutting developments... [Goal of Landscape Ordinance] Ch. 5, Natural Resources and the Environment, Page 106

Based on the above analyses, we believe that the subject application is in full conformance with the City's Comprehensive Plan.



## Railroad Cottages

### Section 7

#### Statement & Data Regarding the Projected Net Revenues from the Project.

Railroad Cottages will occupy land now vacant. The project will not only build community, but add positive net revenue to the City. A comparison of the proposed Railroad Cottages project verses development of the same land using by-right construction of four single family homes follows:

	<b>4 SFD's at \$1.2 million each @ .63 ratio = 2.53 pupils</b>	<b>10 age-restricted cottage units at \$595,000 each = no pupils</b>
<b>Gross revenues</b>	<b>\$79,020</b>	<b>\$86,980</b>
<b>Gross expenses</b>	<b>\$56,475</b>	<b>\$13,084</b>
<b>Projected net annual fiscal impact</b>	<b>\$22,546</b>	<b>\$73,896</b>



## Railroad Cottages Section 8

### Cottage Housing Special Exception Evaluation Criteria

1. The proposed project will be an age-restricted, condominium community as provided for under the Federal Housing for Older Persons Act of 1995.
2. The proposed project provides for a coordinated site design that:
  - a. Encourages social interaction by providing front porches for all cottages, a common house for casual mingling, group meals, classes, etc. In addition, the condominium association will sponsor lectures, group classes, group outings, etc. Great emphasis will be placed on the “community” aspects of the development during the sales process, with a special emphasis on the community’s goal of being able to “age in place” with residents helping and interacting with one another in a variety of ways.
  - b. Minimizes impervious surfaces through the use of both pervious paving materials for ALL paving on the site and wooden walkways instead of paving materials.
  - c. Lowers its impact on the environment, using a variety of techniques ranging from solar panels to geothermal HVAC to Energy Star appliances to creative storm water management techniques such as rain gardens. Our expectation is that our proposed project will have the lowest impact of any completed to date in the City.
3. *Railroad Cottages* will be rich in community amenities. Among them will be a 1,500 square foot common house containing a kitchen, dining area, social interaction area with

TV, lounge chairs, etc., restroom and guest room on the second floor for overnight visitors. The project will exceed the amount of common open space required under the code and will provide for a community garden and other related items. All of these amenities will foster interaction within both the community and with the neighborhood as neighbors will be invited to join in many of the community's activities.

4. The proposed development will be visually appealing and traditional in its architecture, thereby permitting it to blend in well with similar houses in the immediate and greater neighborhoods.
5. The applicant is currently exploring certification options but is committed to achieving the equivalent of LEED (Silver) or better.
6. The project location in the 1000 block of Railroad Avenue is within 500 linear feet of a revitalization area.