

# FAIRFAX CENTER AREA STUDY SCENARIO DEVELOPMENT PHASE II WORKING GROUP JANUARY 12, 2016

# Agenda

- ❑ 1. Approval of 12/1/2015 minutes
- ❑ 2. Scenario Development – Presentations
  - ❑ Submission SS2
  - ❑ Submission SS3
  - ❑ PA 2015-III-FC1
- ❑ 3. Scenario Development Discussion
- ❑ 4. Upcoming Meetings

# Pender Professional Center

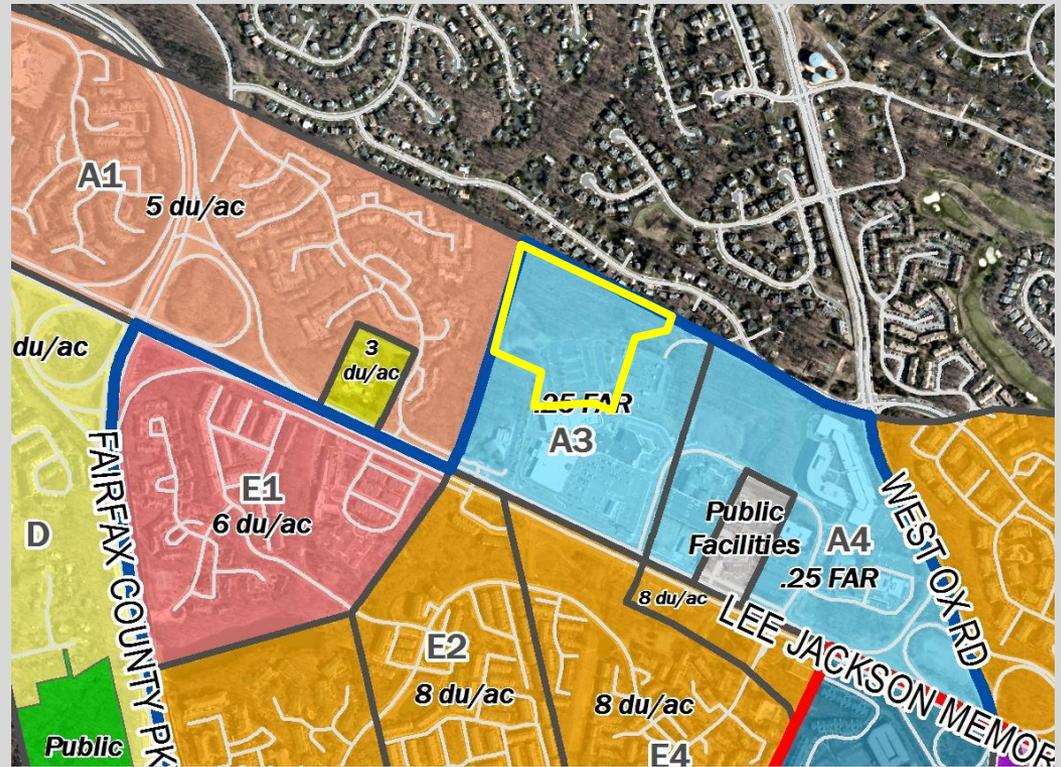
## Submission SS2



# Considerations

## Submission SS2

- Intensity
- Land Use
- Buffering and transitions



# NRA

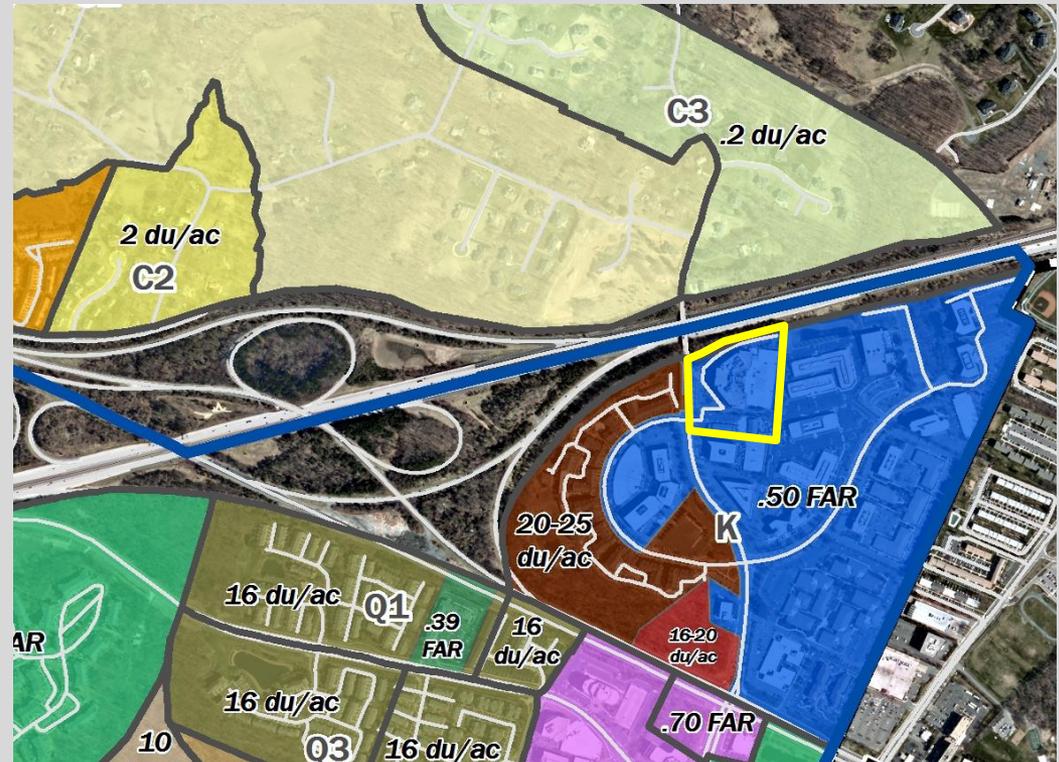
## Submission SS3



# Considerations

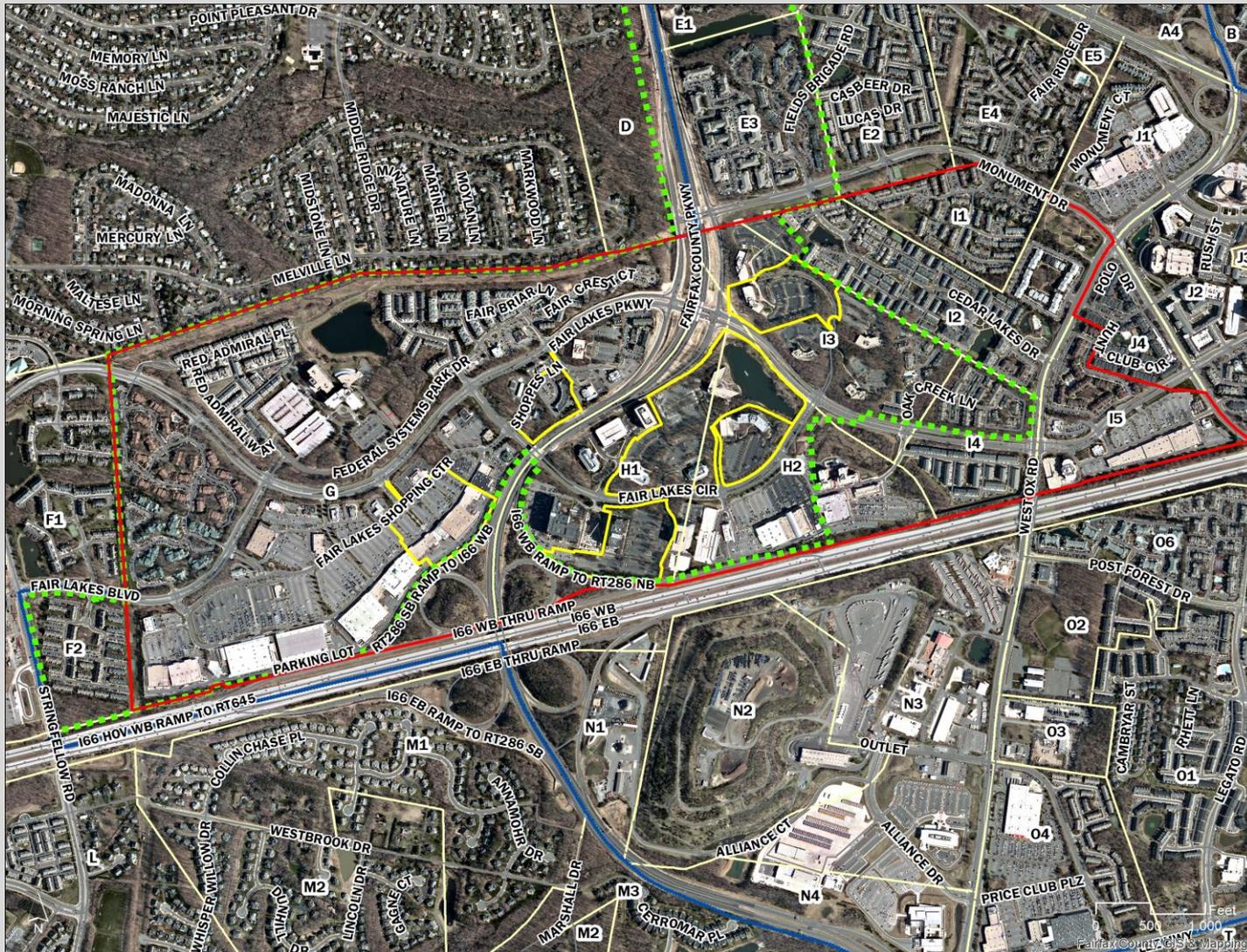
## Submission SS3

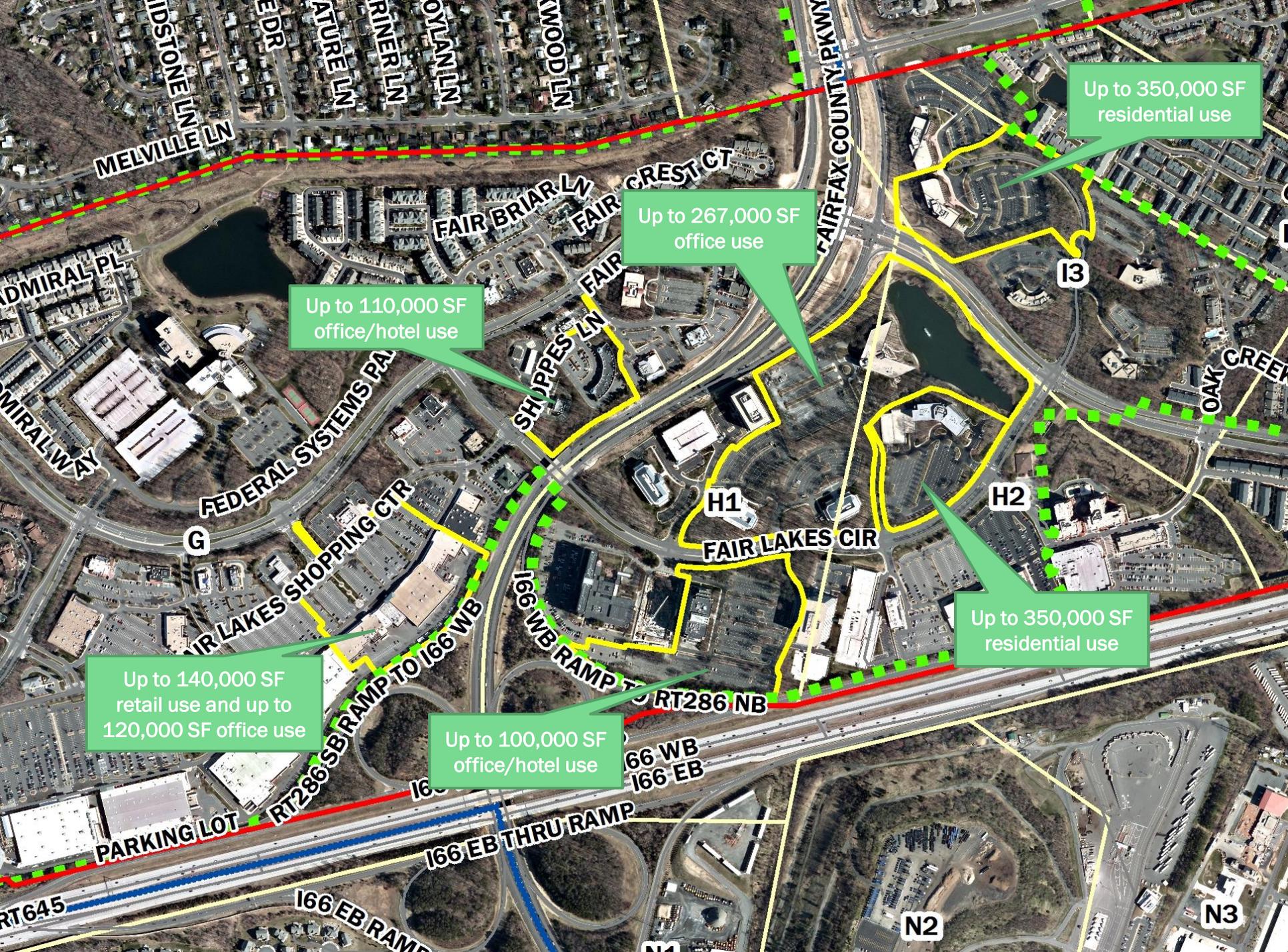
- Land Use
- Trip Generation



# Fair Lakes – Land Units G, H & I

PA 2015-III-FC1





Up to 350,000 SF residential use

Up to 267,000 SF office use

Up to 110,000 SF office/hotel use

Up to 350,000 SF residential use

Up to 140,000 SF retail use and up to 120,000 SF office use

Up to 100,000 SF office/hotel use

PARKING LOT

MELVILLE LN

EDR

ATURE LN

RINER LN

OYLAN LN

WOOD LN

FAIR BRIAR LN

FAIR CREST CT

FAIRFAX COUNTY PKWY

ADMIRAL PL

ADMIRAL WAY

FEDERAL SYSTEMS PA

SHOPPES LN

I3

OAK CREEK

G

FAIR LAKES SHOPPING CTR

H1

H2

FAIR LAKES CIR

169 WB RAMP TO RT286 NB

166 WB  
166 EB

RT286 NB

RT645

166 EB RAMP

166 EB THRU RAMP

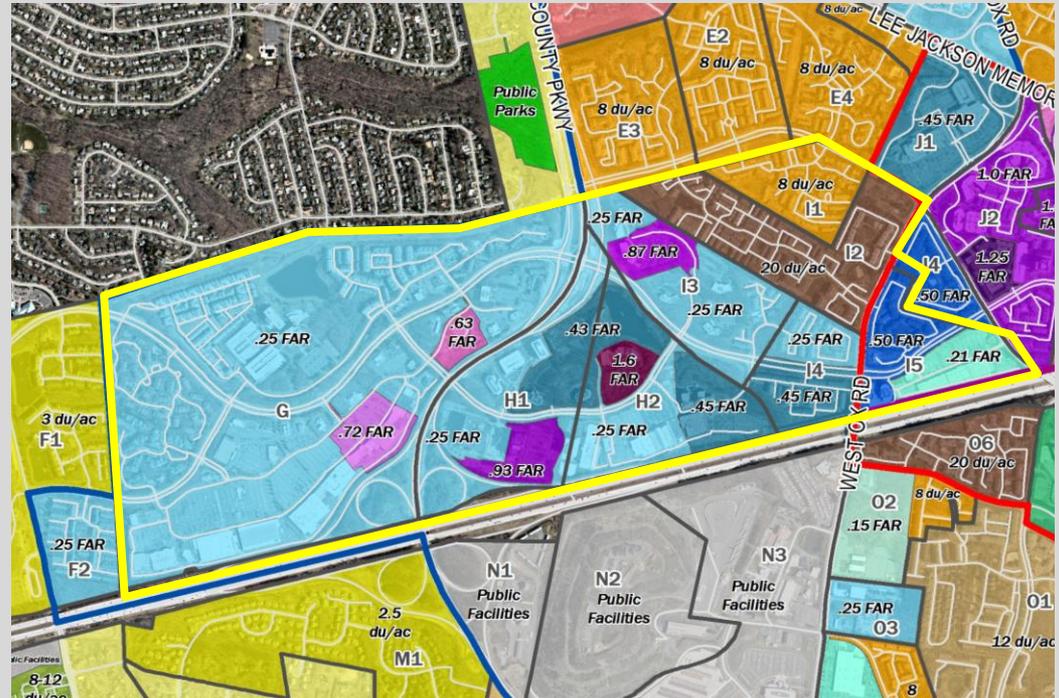
N2

N3

# Considerations

PA 2015-III-FC1

- Lack of defined future vision for area
- Criteria for locating uses
- Implementation



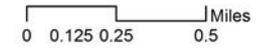
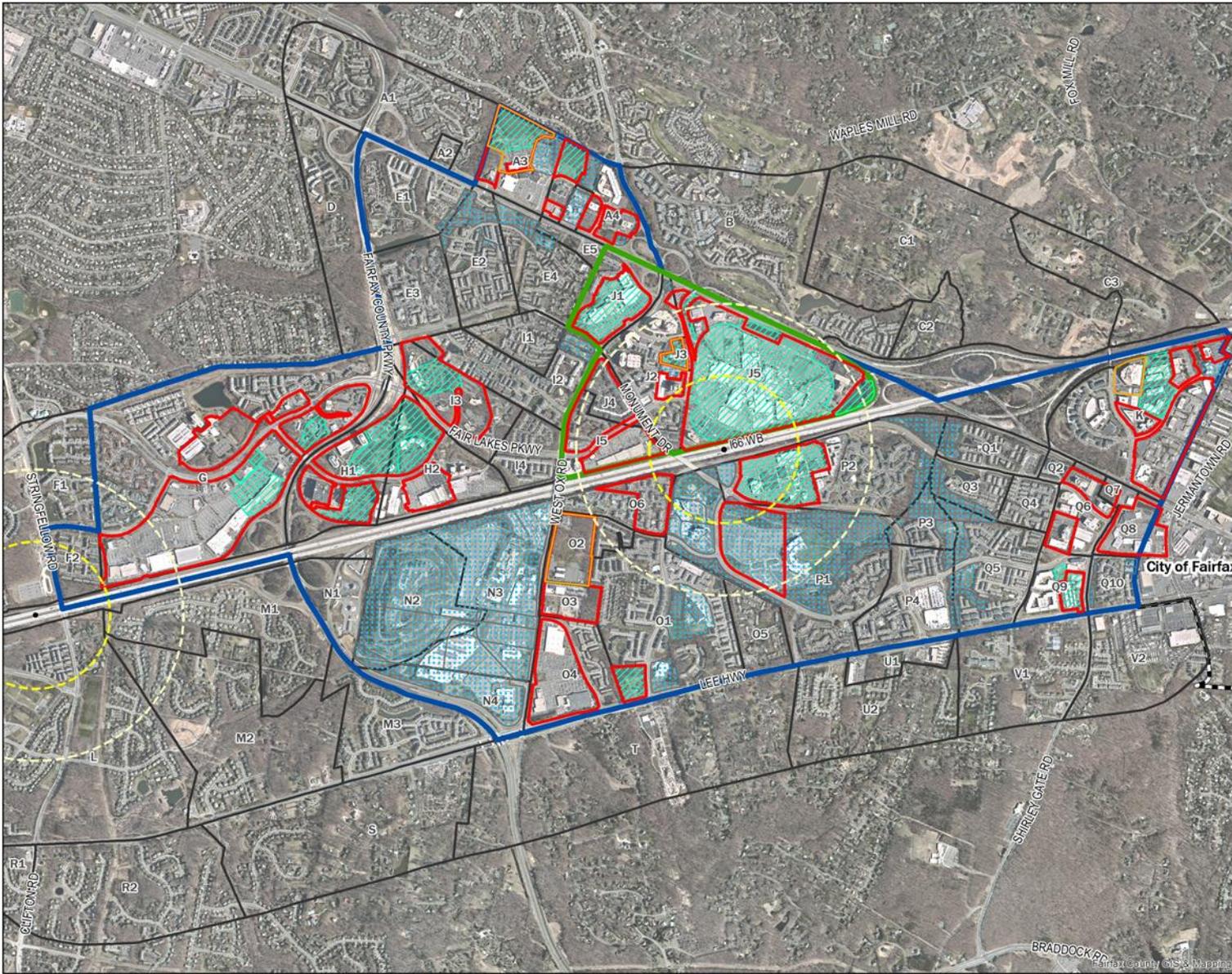
# Fairfax Center Area

## Potential Land Areas for Working Group Consideration

Prepared by DPZ, September 2015

### Key

- Existing Unbuilt Plan Options
- Possible Examination Sites
- Submissions
- 1/4 Mile from Planned Transit Station
- 1/2 Mile from Planned Transit Station
- Parks and Public Facilities
- Suburban Center Core Boundary
- Suburban Center Boundary
- Sub-unit Boundaries



Fairfax County GIS & Mapping

# Upcoming Meetings

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## Next Meeting:

- Present land use scenarios for Suburban Center to review
- Finalize land use scenarios to test

## Upcoming Meetings:

- Review Areawide submissions
- Implementation Discussion