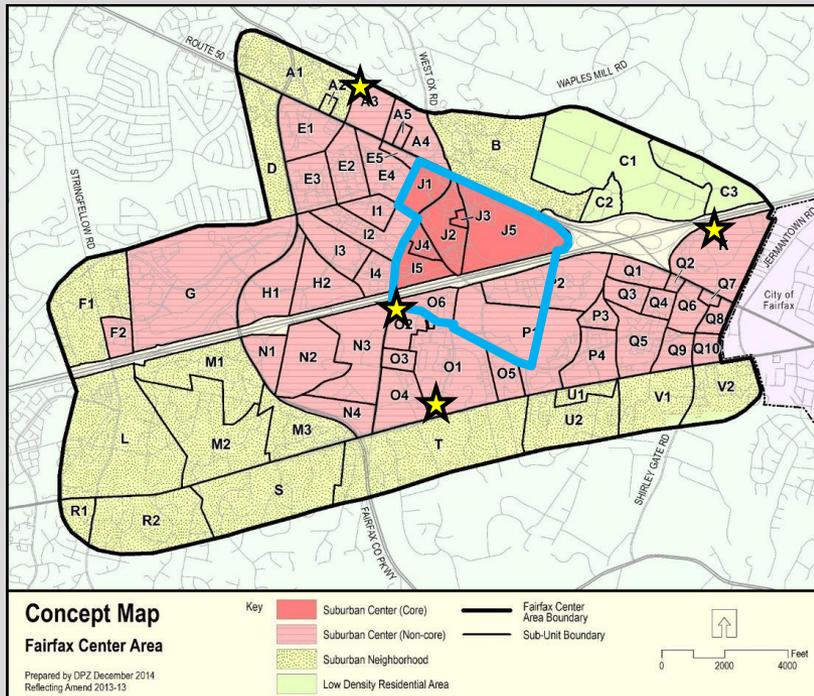


FAIRFAX CENTER AREA STUDY SCENARIO DEVELOPMENT PHASE II WORKING GROUP MAY 5, 2016

Agenda

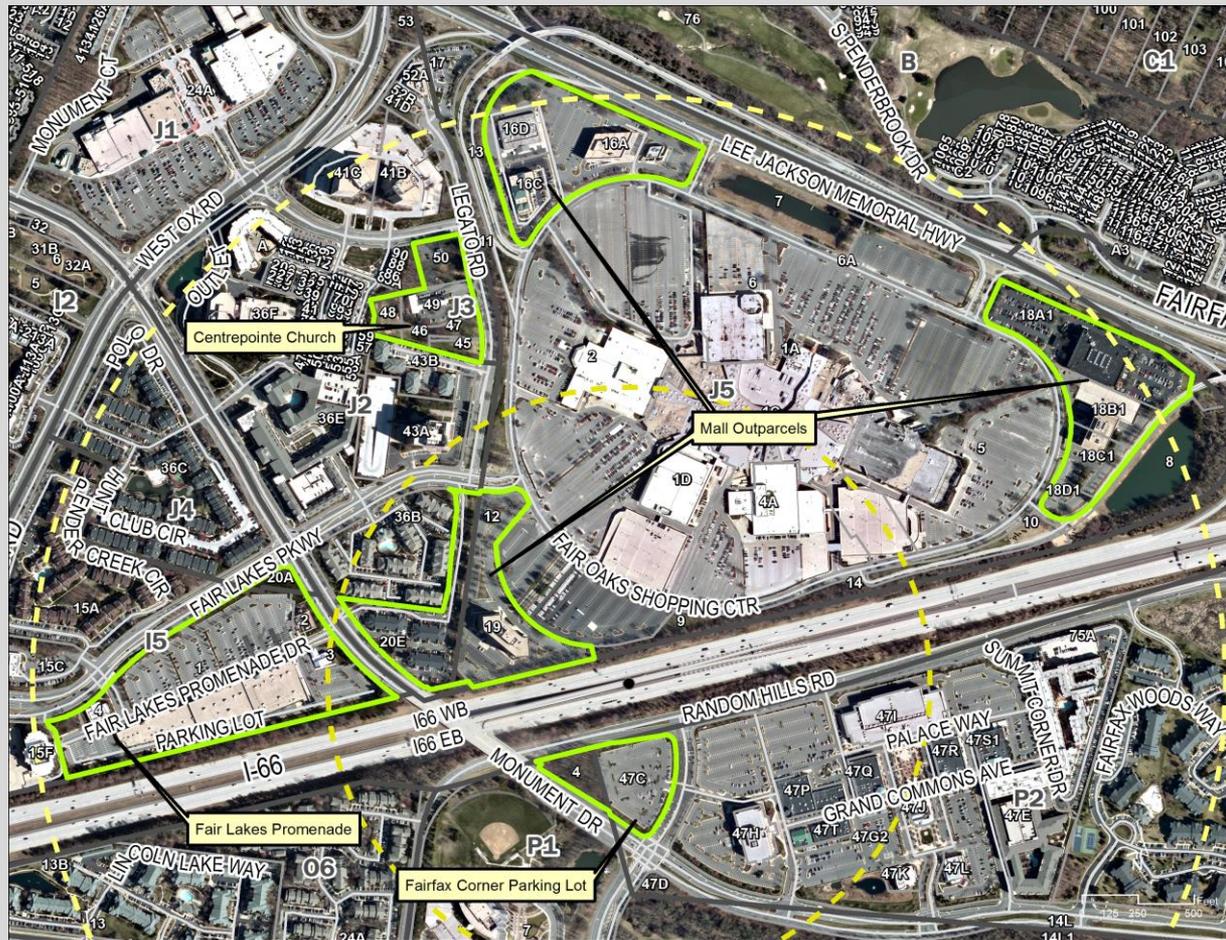
- ❑ 1. Approval of 4/5/2016 minutes
- ❑ 2. Land Use Scenarios – Impact Analysis Results
 - ❑ Cumulative Impacts
 - ❑ Core Focus Area
 - ❑ Areas Outside of the Core Focus Area
 - ❑ Preliminary Staff Recommendations

Cumulative Impacts



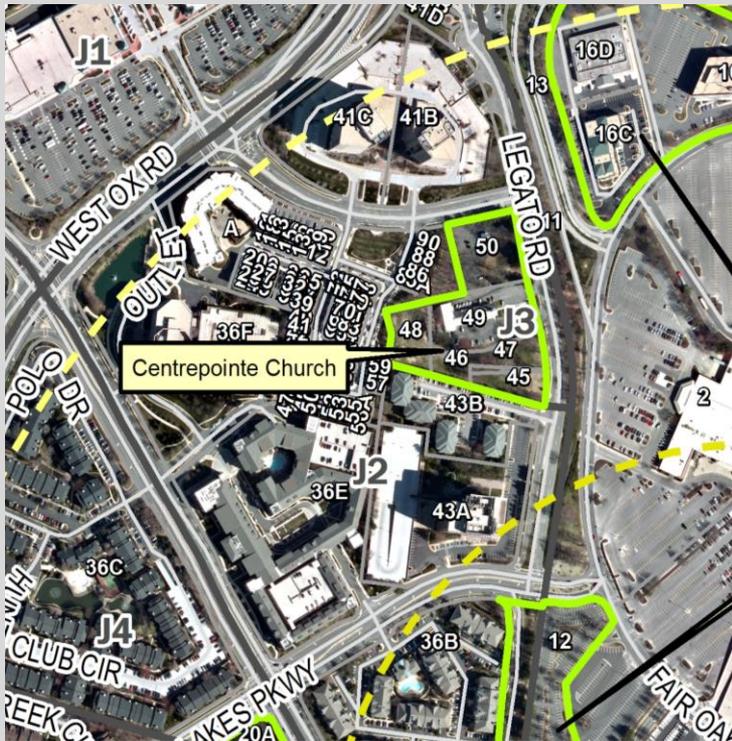
- Significant increase in residential and office use at high-end
 - Generates over 23,000 additional gross daily trips
- Mid-level reduces office use
 - Not located within $\frac{1}{4}$ mile of planned transit
- Generates need for additional recreational facilities

Core Focus Area



Core Focus Area

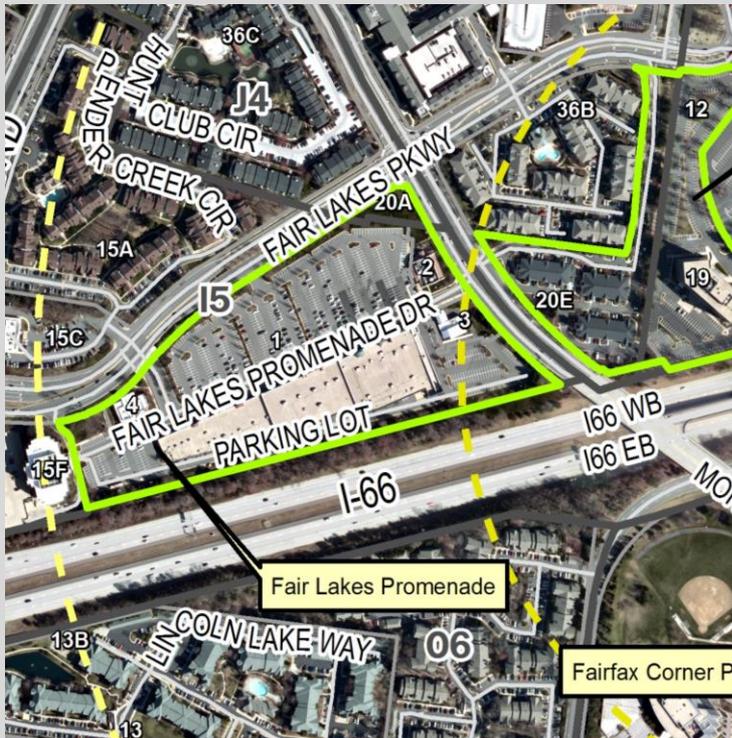
Centerpointe Church (Submission SS4)



- Current plan: office up to 1.0 FAR at overlay level
 - Outside of ¼ mile radius planned Metrorail station
- High-end intensity more than double surrounding planned intensities
- Increase in gross daily trips, but decrease in peak hours

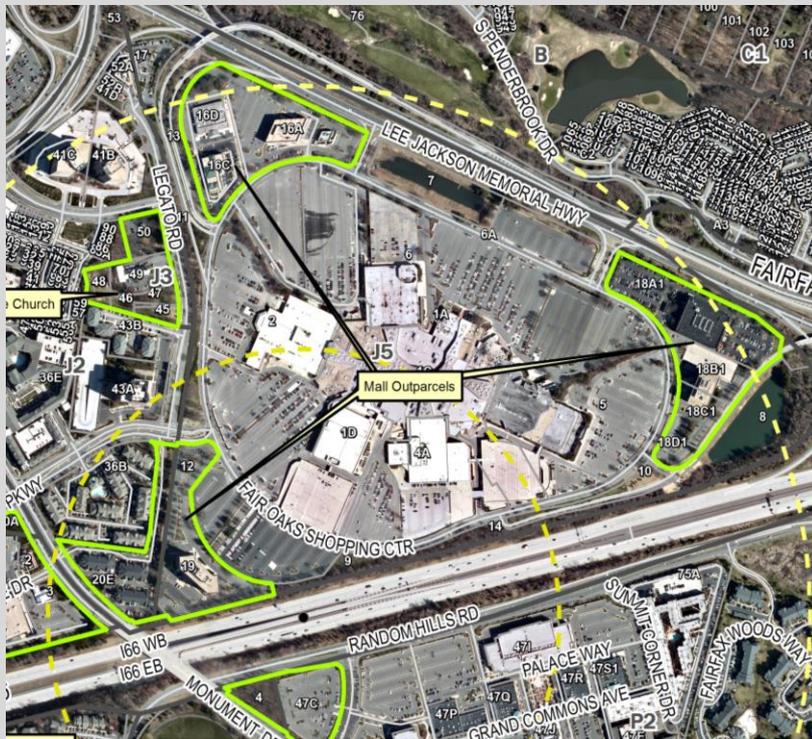
Core Focus Area

Fair Lakes Promenade



Core Focus Area

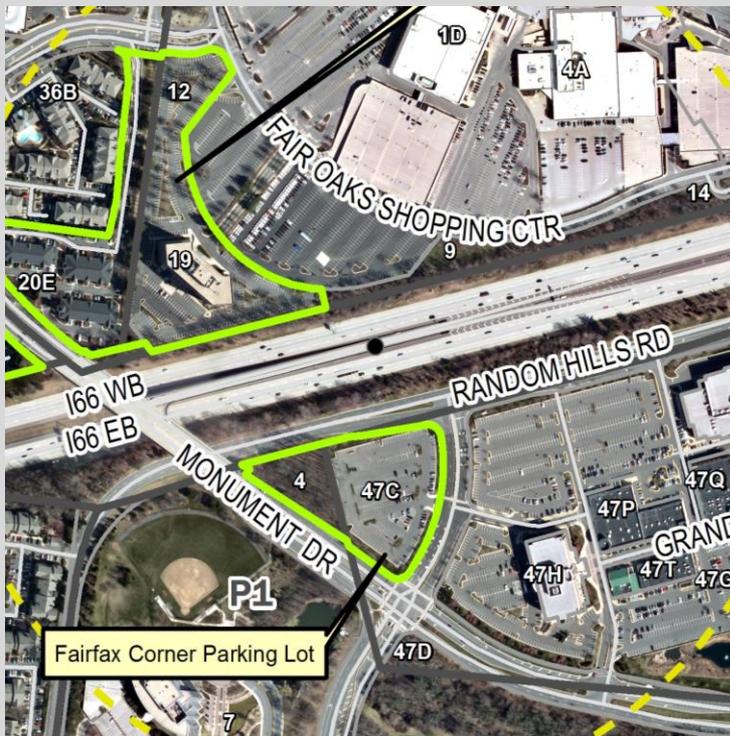
Mall Outparcels



- Mid-level scenario generally consistent with existing intensity
 - Adds residential use
- High-end scenario generates nearly 10,000 additional trips
 - Includes areas adjacent to transit station
- Additional sewer capacity may be needed for high-end scenario

Core Focus Area

Fairfax Corner Parking Lot



- Adjacent to planned Metrorail station
- Ideal location for office use once Metrorail is present
- Generates over 4,000 additional trips

Outside of Core Focus Area

Fair Oaks Church (Submission SS1)



- Adjacent to public facilities and industrial uses
 - Current Plan recommendation serves as transition
 - Substantial buffering needed
- Opportunity for green corridor connection to the southwest

Outside of Core Focus Area

Pender Professional Center (Submission SS2)



- Site not connected to adjacent residential uses
- Adjacent to electrical substation
 - Buffering needed
- Elderly housing is compatible use
 - Existing conditions for affordable housing difficult to implement

Outside of Core Focus Area

NRA (Submission SS3)



- Special exception use within certain industrial zoning districts
 - Development of compatible use and scale
- Generates fewer trips than office use

Outside of Core Focus Area

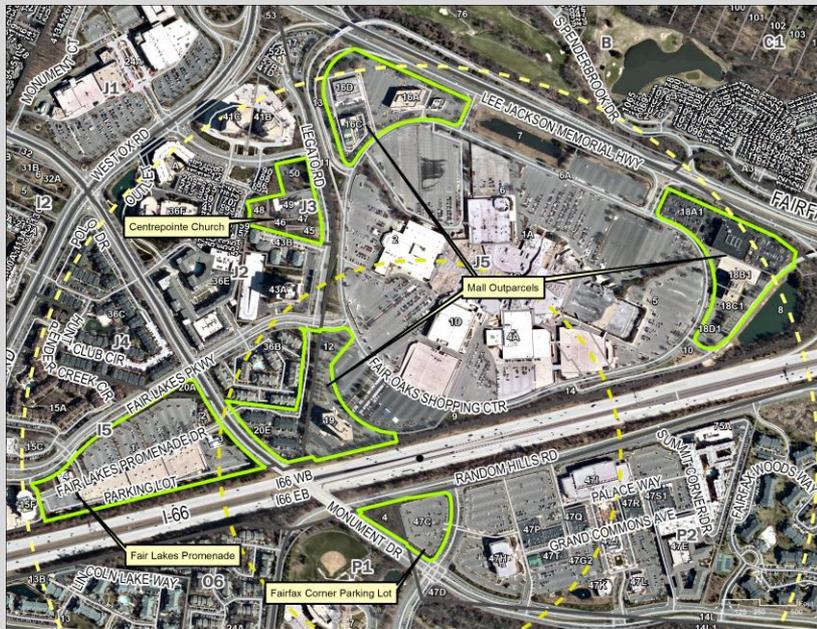
Williams-Warhurst Property (PA 2016-III-FC1)



- Current Plan recommendation consistent with areas to west and east
- Did not consolidate with larger area to north
 - Cannot provide same level of amenities
- RPA and ROW requirements limit developable area
 - Possibly higher effective intensity
- Opportunity for green corridor connection to northwest

Preliminary Staff Recommendation

Core Focus Area



- Reflect future vision of core as a transit-oriented development
- Support an option for residential use at Centerpointe Church
 - Up to 190 units

Preliminary Staff Recommendation

Fair Oaks Church (Submission SS1)



- Residential use at 8 du/ac could be appropriate
 - Provide significant buffering to south and west
 - Orient access and layout to Post Forest Drive
 - Preserve green corridor connection to the southwest

Preliminary Staff Recommendation

Pender Professional Center (Submission SS2)



- Modify existing elderly housing option
 - Potential for additional elderly housing in lieu of existing office intensity
 - Remove condition about substantial affordable housing component
- Maintain buffering recommendations
 - Additional buffering to the electrical substation to the east

Preliminary Staff Recommendation

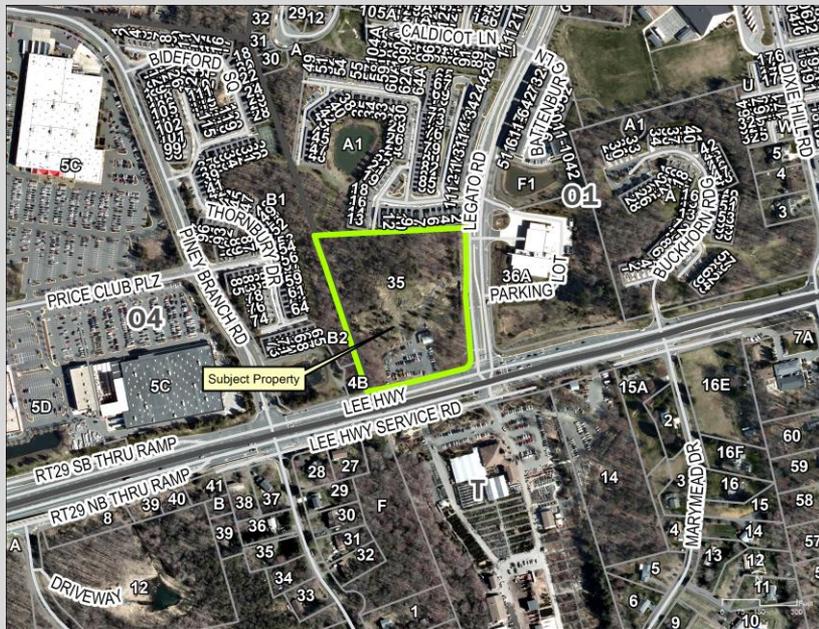
NRA (Submission SS3)



- No site specific language recommended
 - Special exception use
- Add guidance related to museums/cultural centers to areawide recommendations

Preliminary Staff Recommendation

Williams-Warhurst Property (PA 2016-III-FC1)



- Retain current Plan recommendation
- Allows for development of the subject property in a manner consistent with surrounding areas

Upcoming Meetings

Next Meeting (June):

- Review of draft areawide guidance updates
 - Includes implementation guidance