

## Fairfax Center Area Working Group Tracking Chart

June 30, 2016

### Core Focus Area

Site	Existing Plan	Staff Recommendation	Working Group Recommendation
<b>Centerpointe Church (SS4)</b>	<ul style="list-style-type: none"> <li>Sub-unit J3</li> <li>Office use up to 1.0 FAR at overlay level</li> </ul>	<ul style="list-style-type: none"> <li>Add Plan language that defines the transit oriented vision of the core without adding in specific land use intensities, or</li> <li>Undertake a VDOT Chapter 870 transportation analysis to evaluate the high end land use scenarios devised by the working group.</li> </ul>	<ul style="list-style-type: none"> <li>Option for multifamily up to 1.25 FAR at the overlay level</li> </ul>
<b>Mall Outparcels</b>	<ul style="list-style-type: none"> <li>Sub-unit J5</li> <li>24-acre remainder of the sub-unit is planned for retail, hotel and office uses up to 0.65 FAR at the overlay level.</li> </ul>		<ul style="list-style-type: none"> <li>TBD *Motion made for mixed-use up to 1.0 FAR at the overlay level subject to funding of the planned extension of Metrorail.</li> </ul>
<b>Fair Lakes Promenade</b>	<ul style="list-style-type: none"> <li>Sub-unit I5</li> <li>Office mixed-use up to .50 FAR at overlay level w/option for 125 KSF of retail/commercial.</li> </ul>		<ul style="list-style-type: none"> <li>TBD</li> </ul>
<b>Fairfax Corner Parking Lot</b>	<ul style="list-style-type: none"> <li>Sub-unit P2 (Parking Lot 47C)</li> <li>Office mixed-use development up to .35 FAR</li> </ul>		<ul style="list-style-type: none"> <li>TBD</li> </ul>

### Outside of Core Focus Area

Site	Existing Plan	Staff Recommendation	Working Group Recommendation
<b>Williams-Warhurst Property (PA 2016-III-FC1)</b>	<ul style="list-style-type: none"> <li>Sub-unit 01</li> <li>*Up to 6 du/ac at intermediate level.</li> </ul> <p>*Any proposed redevelopment that is not incorporated in a consolidation should only proceed at the baseline or intermediate level.</p>	<ul style="list-style-type: none"> <li>*Up to 6 du/ac at the intermediate level.</li> </ul>	<ul style="list-style-type: none"> <li>Up to 8 du/ac at the overlay level.</li> </ul>
<b>NRA (Submission SS3)</b>	<ul style="list-style-type: none"> <li>Sub-unit K</li> <li>Office use at .50 FAR at the overlay level.</li> </ul> <p>*Special exception use through zoning.</p>	<ul style="list-style-type: none"> <li>Add areawide guidance for museums/cultural centers.</li> </ul> <p>*Special exception use through zoning.</p>	<ul style="list-style-type: none"> <li>Add areawide guidance for museums/cultural centers</li> </ul>

Site	Existing Plan	Staff Recommendation	Working Group Recommendation
<p align="center"><b>Pender Professional Center (Submission SS2)</b></p>	<ul style="list-style-type: none"> <li>• Sub-unit A-3</li> <li>• Low intensity office, retail and institutional use not to exceed .25 FAR at the overlay level</li> <li>• Option for elderly housing up to 100 units w/substantial affordable housing component.</li> </ul>	<ul style="list-style-type: none"> <li>• Modify existing elderly housing option to remove “significant affordable housing guidance” and modify option to recommend additional elderly housing units in lieu of planned office.</li> </ul>	<ul style="list-style-type: none"> <li>• TBD (Staff to determine number of elderly housing units that would result from a conversion of the existing office use.)</li> </ul>
<p align="center"><b>Fair Oaks Church (Submission SS1)</b></p>	<ul style="list-style-type: none"> <li>• Sub-unit 02</li> <li>• Institutional uses up to .15 FAR at the overlay level.</li> </ul>	<ul style="list-style-type: none"> <li>• Up to 8 du/ac at overlay level</li> <li>• Provide significant buffering and green corridor</li> <li>• Orient access and site to Post Forest Drive</li> </ul>	<ul style="list-style-type: none"> <li>• Up to 8 du/ac at overlay level</li> <li>• Provide significant buffering and green corridor</li> <li>• Orient “<b>primary</b>” access and site to Post Forest Drive</li> </ul>