FAIRFAX FORWARD

Baseline - Office .15 FAR
Intermediate - Office .20 FAR
Overlay - Office .25 FAR

Baseline - Retail .15 FAR
Intermediate - Retail .25 FAR
Overlay - Retail .35 FAR

Baseline - Residential 1 du/ac
Intermediate - Residential 2 du/ac
Overlay - Residential 3 du/ac

Baseline - Residential 1 du/ac
Intermediate - Residential 1.5 du/ac
Overlay - Residential 2 du/ac

Baseline - Residential .1 du/ac
Intermediate - Residential .15 du/ac
Overlay - Residential .2 du/ac

Baseline - Residential 1 du/ac
Intermediate - Residential 2 du/ac
Overlay - Residential 3 du/ac
Option - Residential 5 du/ac

Baseline - Residential 1 du/ac
Intermediate - Residential 2 du/ac
Overlay - Residential 3 du/ac

U1
U2
V1
V2

LEE HWY
RIDGETOP RD
STEVENSON ST
RUST RD
WILLIAM PL
MEMBERS WAY
STACKLER DR
MOBILE DR
MOBILE CT
ODIE CT
WILBURN DR
VIA DR
PUMPKIN PL
ROSE THICKETT LN
ALEXIA CT
MEGAN DR
PEEP TOAD CT
NANCYANN WAY
DELSIGNORE DR
FOREST HILL DR
FOREST HILL CT
LEEHIGH DR
ANDREW LN
BULOVA LN
SHIRLEY GATE CT
SHIRLEY GATE RD
BYRD DR
DEL RIO DR

Transition Area - Braddock District

Commercially Planned or Zoned Parcels Along Lee Highway Corridor
Land Unit V
Fairfax Center Area Study - Phase 1

Prepared by DPZ, March 2014

Legend

- Braddock District Boundary
- RZ 2014-BR-007
- Commercially Planned or Zoned Properties
- Sub-unit Boundary
- Approved Sewer Service Area Boundary
- Land Use Recommendations

N

0 500 1,000 Feet