

Fairfax Center Area Study – Phase II

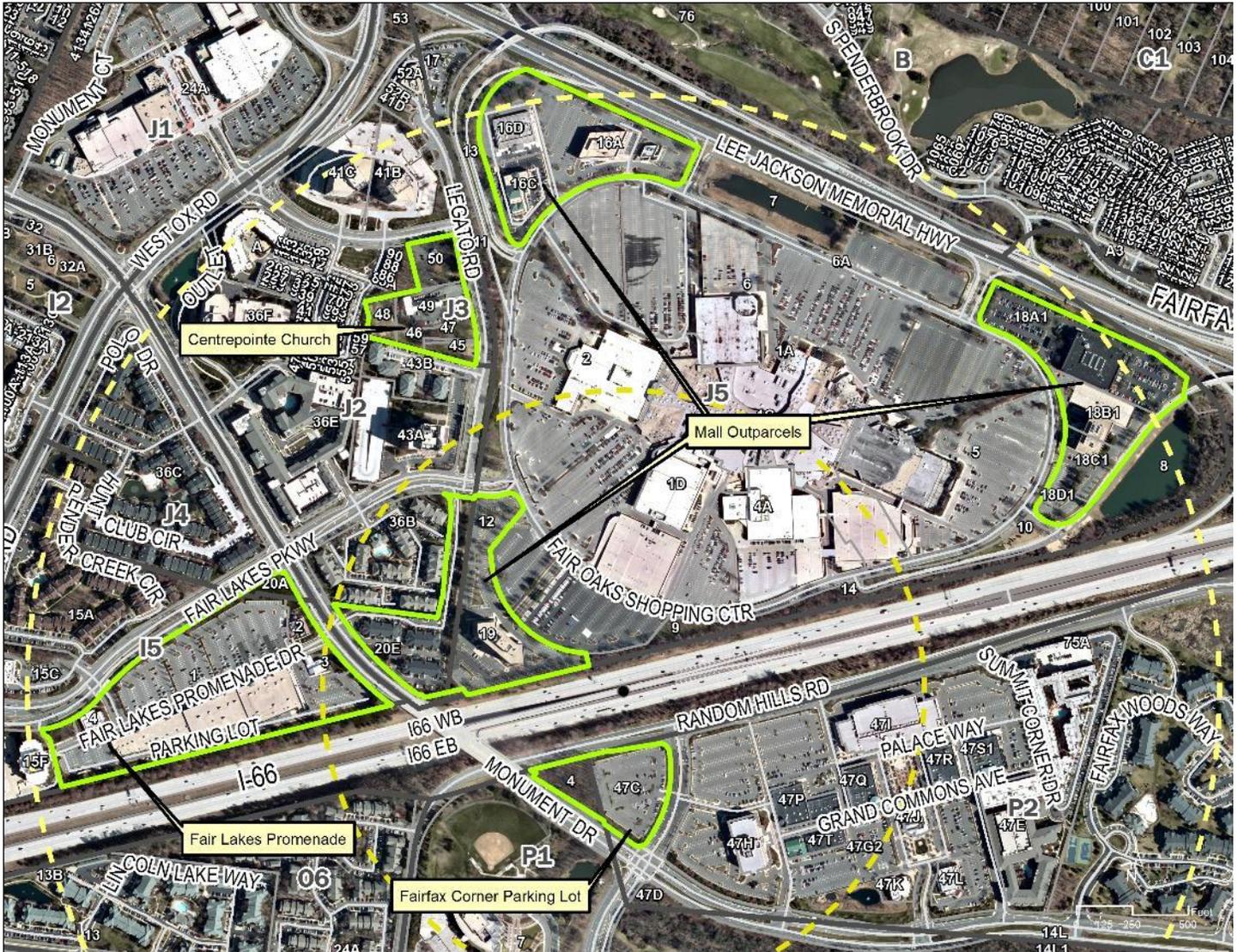
PA 2013-III-FC1(B)

Working Group Land Use Scenarios

February 2016

Based on ideas submitted during the [open submission period](#) for proposed changes to Plan guidance for the Suburban Center and Area-wide Recommendations, the Working Group developed land use scenarios for consideration within Phase II of the study. This document contains the land use scenarios that will be evaluated by staff during February – March 2016.

Land Use Scenarios – Core Focus Area



Centrepointe Church ([Submission SS4](#))

TMP	Size	Existing Use			
46-3 ((1)) 45,46,47,48,49,50	3.85 ac (167,624 SF)	16,208 SF institutional use			
Maximum Plan Recommendation	Current Plan Potential	Proposed Plan - Mid-level	Proposed Plan Potential - Mid-level	Proposed Plan - High End	Proposed Plan Potential - High End
office use up to 1.0 FAR	168,000 SF office	multifamily residential use up to 1.25 FAR	190 multifamily units	multifamily residential use up to 2.5 FAR	380 multifamily units

Mall Outparcels

TMP	Size	Existing Use
46-3 ((8)) 12,16A,C,D; 46-4 ((9))18A1,B1,C1,D1; 56-1 ((12)) 19; 56-1 ((1)) 20E	27.12 ac (1,181,485 SF)	381,747 SF office use; 312,513 SF hotel use; 28,602 SF retail use

Maximum Plan Recommendation	Current Plan Potential	Proposed Plan - Mid-level	Proposed Plan Potential - Mid-level	Proposed Plan - High End	Proposed Plan Potential - High End
mixed use (office, retail and hotel) up to .65 FAR	407,000 SF office use; 330,000 SF hotel use; 31,000 SF retail use	mixed use up to .73 FAR	382,000 SF office use; 313,000 SF hotel use; 15,000 SF retail use; 151 multifamily residential units	mixed use up to 1.75 FAR*	791,000 SF office use; 264,000 SF hotel use; 79,000 SF retail use; 943 multifamily residential units

* A majority of the proposed intensity is focused on southwest portion of sub-unit, within ¼ mile of the planned transit station

Fair Lakes Promenade

TMP	Size	Existing Use
56-1 ((18)) 1,2,3,4; 56-1 ((1)) 20A	15.62 ac (680,195 SF)	140,999 SF retail use*

Maximum Plan Recommendation	Current Plan Potential	Proposed Plan - Mid-level	Proposed Plan Potential - Mid-level	Proposed Plan - High End	Proposed Plan Potential - High End
office mixed use up to .50 FAR	218,000 SF office use; 10,000 SF retail use; 112 multifamily residential units	mixed use up to 1.0 FAR	272,000 SF office use; 68,000 SF retail use; 340 multifamily residential units	mixed use up to 2.0 FAR	544,000 SF office use; 136,000 SF retail use; 680 multifamily residential units

*Implemented through Plan option in Sub-unit I5 for retail use up to an intensity of .21 FAR

Fairfax Corner Parking Lot

TMP	Size	Existing Use
56-1 ((1)) 47C; 56-1 ((15)) 4	3.82 ac (166,410 SF)	parking lot

Maximum Plan Recommendation	Current Plan Potential	Proposed Plan - Mid-level	Proposed Plan Potential - Mid-level	Proposed Plan - High End	Proposed Plan Potential - High End
office mixed use up to .35 FAR	0 SF (parking lot)*	N/A	N/A	office use up to 3.0 FAR	500,000 SF office use

*Plan potential based on approved rezonings, which allocate intensity to other portions of Sub-units P1 and P2

Land Use Scenarios – Non-Core

Fair Oaks Church ([Submission SS1](#))



TMP	Size	Existing Use	
56-1 ((1)) 11H	21.66 ac (943,674 SF)	74,174 SF institutional use	
Maximum Plan Recommendation	Current Plan Potential	Proposed Plan	Proposed Plan Potential
institutional use up to .15 FAR	142,000 SF institutional use	residential use at 8 du/ac	173 townhouse units

NRA ([Submission SS3](#))



TMP	Size	Existing Use	
46-4 ((1)) 33A,33B	1.43 ac (62,417 SF)	20,232 SF office use	
Maximum Plan Recommendation	Current Plan Potential	Proposed Plan	Proposed Plan Potential
office use up to .50 FAR	31,000 SF office use	museum use at .70 FAR	44,000 SF museum use

Pender Professional Center ([Submission SS2](#))

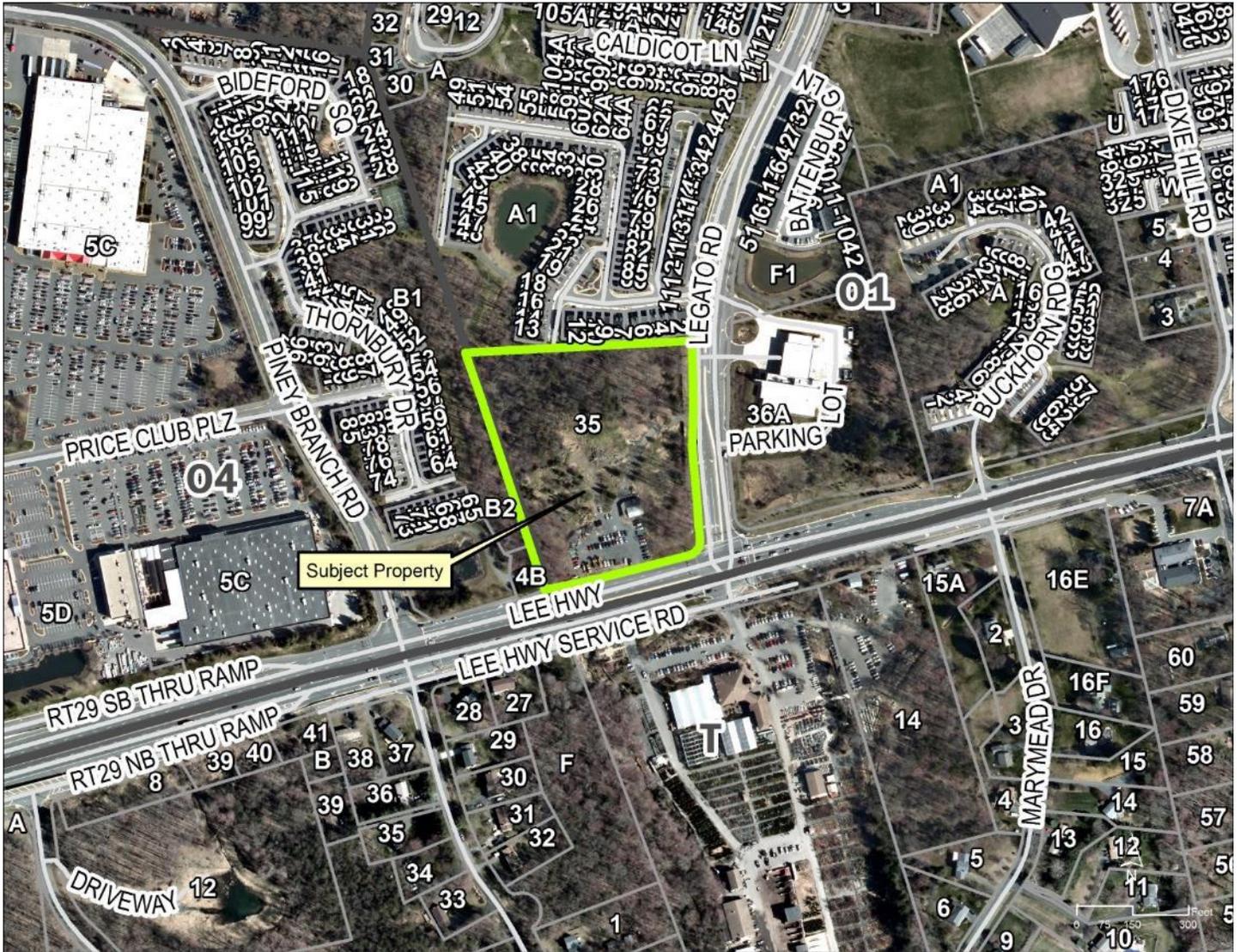


TMP	Size	Existing Use
46-3 ((1)) 15A1,15C	18.07 ac (787,024 SF)	76,577 SF office use

Maximum Plan Recommendation	Current Plan Potential	Proposed Plan - Option 1	Proposed Plan Potential - Option 1	Proposed Plan - Option 2	Proposed Plan Potential - Option 2
office/institutional uses up to .25 FAR; option for 100 units elderly housing	76,577 SF office/institutional use* and 100 units elderly housing	residential use at 8 du/ac	145 townhouse units	multifamily residential use and assisted living/senior housing	100 multifamily units and 125 units assisted living/senior housing

*Plan potential based on implementation of larger rezoning application that includes a larger portion of Sub-unit A3

Warhurst-Williams Property ([PA 2016-III-FC1](#))



TMP	Size	Existing Use
56-1 ((1)) 35	7.16 ac (311,820 SF)	vacant land

Maximum Plan Recommendation	Plan Potential	Proposed Plan	Proposed Plan Potential
residential use at 6 du/ac*	43 townhouse units	residential use at 12 du/ac	86 townhouse and stacked townhouse units

Land Use Scenarios – Cumulative Totals

Current Plan Potential	Proposed Plan Potential - Mid-level	Proposed Plan Potential - High End
900,577 SF office use; 330,000 SF hotel use; 41,000 SF retail use; 142,000 SF institutional use; 112 multifamily residential units; 43 townhouse units; 100 units senior housing	654,000 SF office use; 313,000 SF hotel use; 83,000 SF retail use; 44,000 SF museum use; 681 multifamily residential units; 404 townhouse units	1,835,000 SF office use; 264,000 SF hotel use; 215,000 SF retail use; 44,000 SF museum use; 2,103 multifamily residential units; 259 townhouse units; 125 units assisted living/senior housing

* Non-core sites with only one land use scenario are included in both the mid-level and high-end cumulative totals