

FAIR LAKES

(PA) 2015-III-FC1

FAIRFAX CENTER AREA PHASE II WORKING GROUP

FEBRUARY 9, 2016

FAIR LAKES

FAIRFAX COUNTY, VIRGINIA

ILLUSTRATIVE PLAN



THE PETERSON COMPANIES
12000 FAIR LAKES CIRCLE, SUITE 400
FAIRFAX, VIRGINIA 22035

OCTOBER 2012



Kimley-Horn and Associates, Inc.

Dewberry
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LEGEND

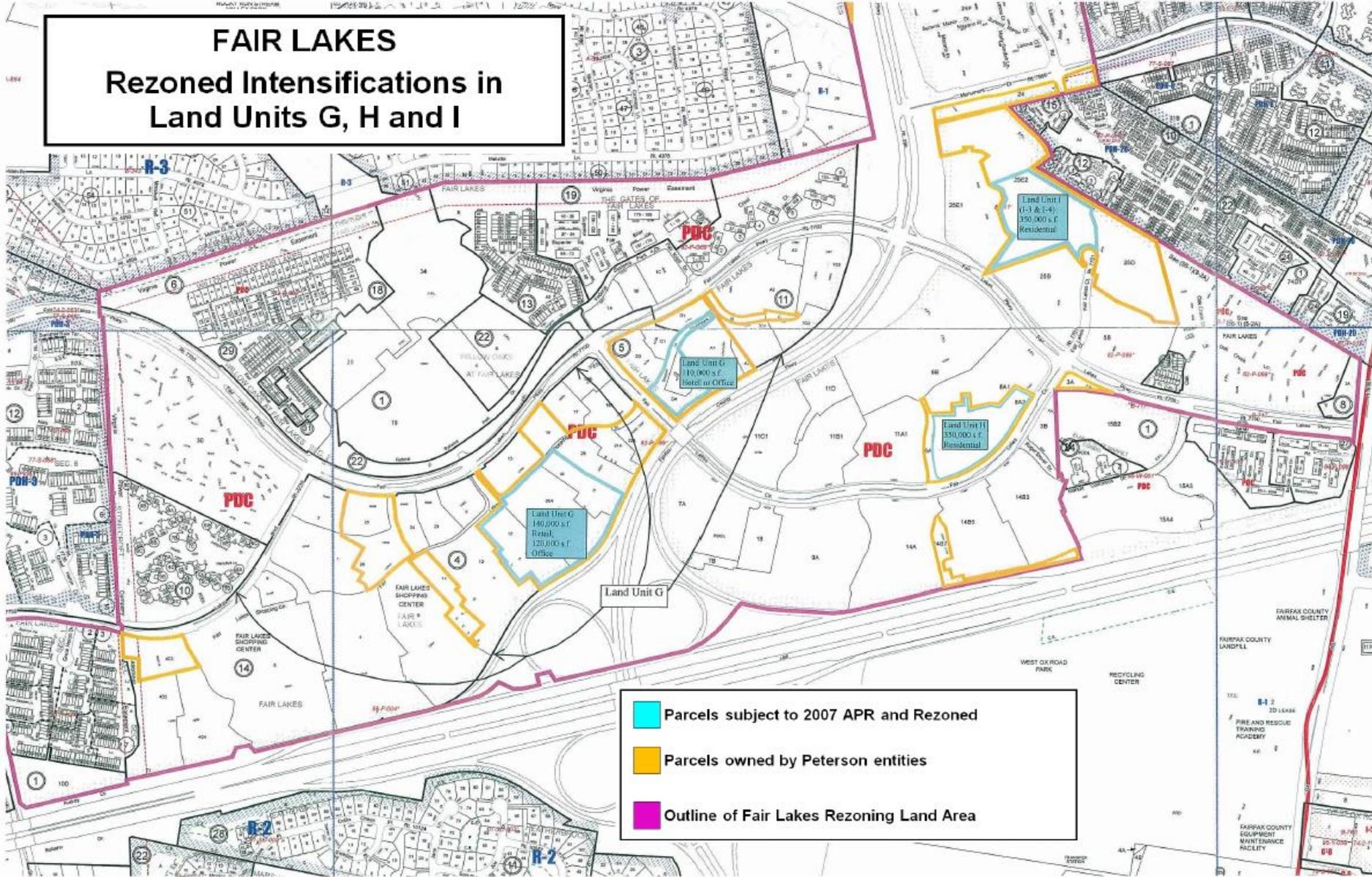
- | | |
|-------------------------|--------------------|
| OFFICE USE | HOTEL USE |
| COMMERCIAL / RETAIL USE | CHURCH USE |
| RESIDENTIAL USE | STRUCTURED PARKING |



NOTE: THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.

FAIR LAKES

Rezoned Intensifications in Land Units G, H and I



- Parcels subject to 2007 APR and Rezoned
- Parcels owned by Peterson entities
- Outline of Fair Lakes Rezoning Land Area

LEGEND

-  Existing Buildings
-  Proposed Development
-  Existing or Proffered Pedestrian Connections
-  Proposed Pedestrian Improvements
-  Proposed Crosswalk Improvements



SITE KEY

-  Fair Lakes Center Addition - Land Bay IV-A
-  Hotel at The Shoppes - Land Bay VII-B
-  Fair Lakes 8 & 9 - Land Bay V-A
-  Fair Lakes Courts - Land Bay VI-A
-  Fair Lakes 2 - Land Bay V-A
-  Hyatt Plaza 2 & 3 - Land Bay V-B

Not to Scale

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09/25/07



The Peterson Companies



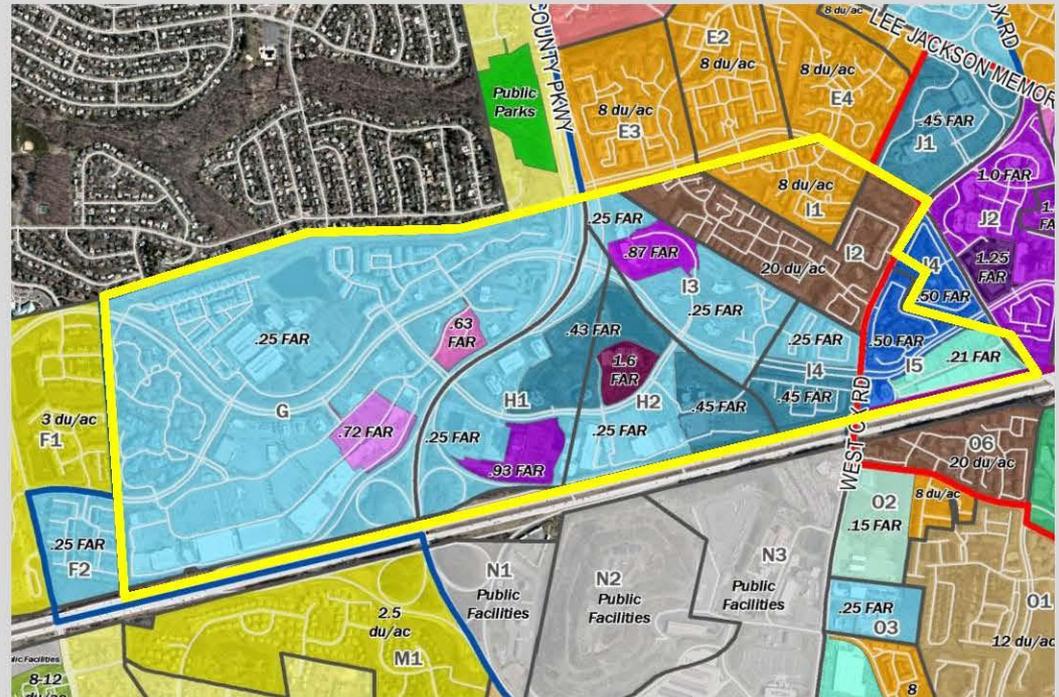
Fair Lakes Development
Fairfax County, Virginia

This drawing for schematic purposes only.

Considerations

PA 2015-III-FC1

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



PERFORMANCE CRITERIA FOR LOCATING USES

REDEVELOPMENT OPTIONS ABOVE THE PLANNED AND APPROVED OVERALL FAIR LAKES .25 FAR OVERLAY LEVEL INCLUDE THE FOLLOWING:

OFFICE/HOTEL USES – UP TO AN ADDITIONAL 230,000 SF

RETAIL USES – UP TO AN ADDITIONAL 140,000 SF

RESIDENTIAL – UP TO AN ADDITIONAL 750,000 SF

THESE REDEVELOPMENT OPTIONS ARE ONLY APPROPRIATE IF THE FOLLOWING PERFORMANCE CRITERIA ARE MET:

- HIGH QUALITY SITE AND ARCHITECTURAL DESIGN FOR BUILDINGS AND ANY PARKING STRUCTURES, INCLUDING COMPATIBILITY WITH ADJACENT BUILDINGS;
- IMPROVEMENTS ARE PROVIDED TO ADDRESS TRANSPORTATION IMPACTS ON INTERNAL ROADWAY CIRCULATION PATTERNS AND ACCESS POINTS;
- BUFFERING AND SCREENING ALONG MAJOR ROADWAYS. ANY NEW DEVELOPMENT SHOULD MINIMIZE THE LOSS OF MATURE TREES LOCATED IN EXISTING BUFFER AREAS ALONG PUBLIC ROADS;

PERFORMANCE CRITERIA FOR LOCATING USES

- ANY NEW DEVELOPMENT SHOULD BE DESIGNED IN A MANNER THAT IS COMPATIBLE WITH ADJACENT DEVELOPMENT WITH BUFFERS AND SCREENING WHERE NECESSARY TO PROTECT ADJACENT NEIGHBORHOODS OR LESS INTENSE USES. KEEP NOISE, GLARE, AND TRAFFIC INTRUSION AT A MINIMUM;
- DEVELOPMENT IS WELL INTEGRATED WITH EXISTING USES THROUGH PEDESTRIAN CONNECTIONS, LANDSCAPING AND AMENITIES;
- OUTDOOR SEATING, URBAN PARKS OR PLAZAS, AND EXTENSIVE LANDSCAPING SHOULD BE PROVIDED IN ANY NEW DEVELOPMENT;
- ANY ADDITIONAL RETAIL, OFFICE, HOTEL, AND/OR RESIDENTIAL USES SHOULD BE PART OF AN INTEGRATED, PEDESTRIAN-ORIENTED DEVELOPMENT;
- IN ANY NEW RESIDENTIAL DEVELOPMENT, A PUBLICLY ACCESSIBLE URBAN PARK OR PARK FEATURES SHOULD BE INCLUDED, SUCH AS MAJOR OR MINOR PLAZAS, GATHERING SPACES, ATHLETIC COURTS, TOT LOTS, SPECIAL LANDSCAPING, STREET FURNITURE AND PEDESTRIAN AMENITIES.
- ANY RESIDENTIAL DEVELOPMENT SHOULD MITIGATE THE IMPACTS ON PUBLIC SCHOOLS.