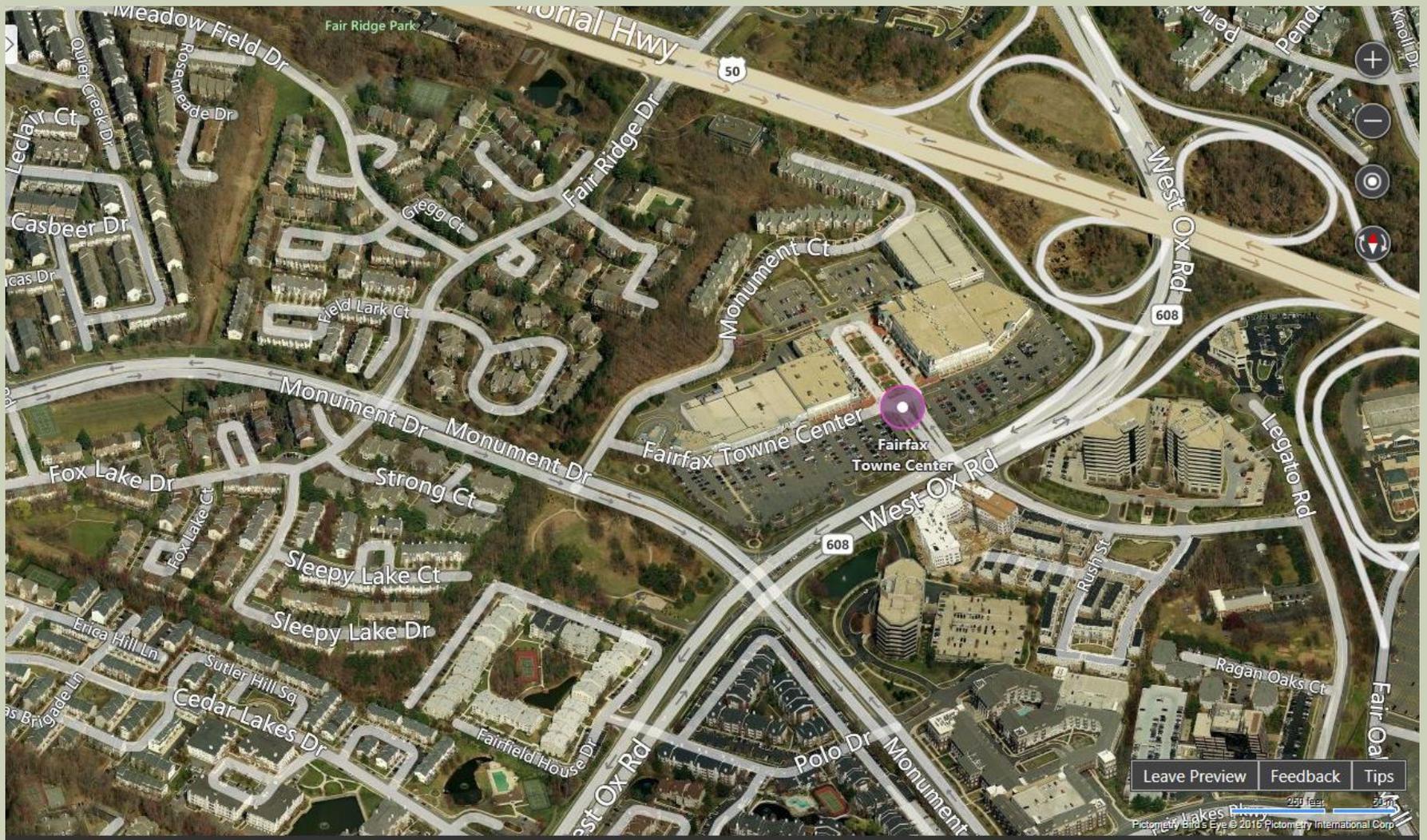


**FAIRFAX TOWNE CENTER  
PLAN AMENDMENT  
PA 2014-III-FC2**

**November 4,  
2015**



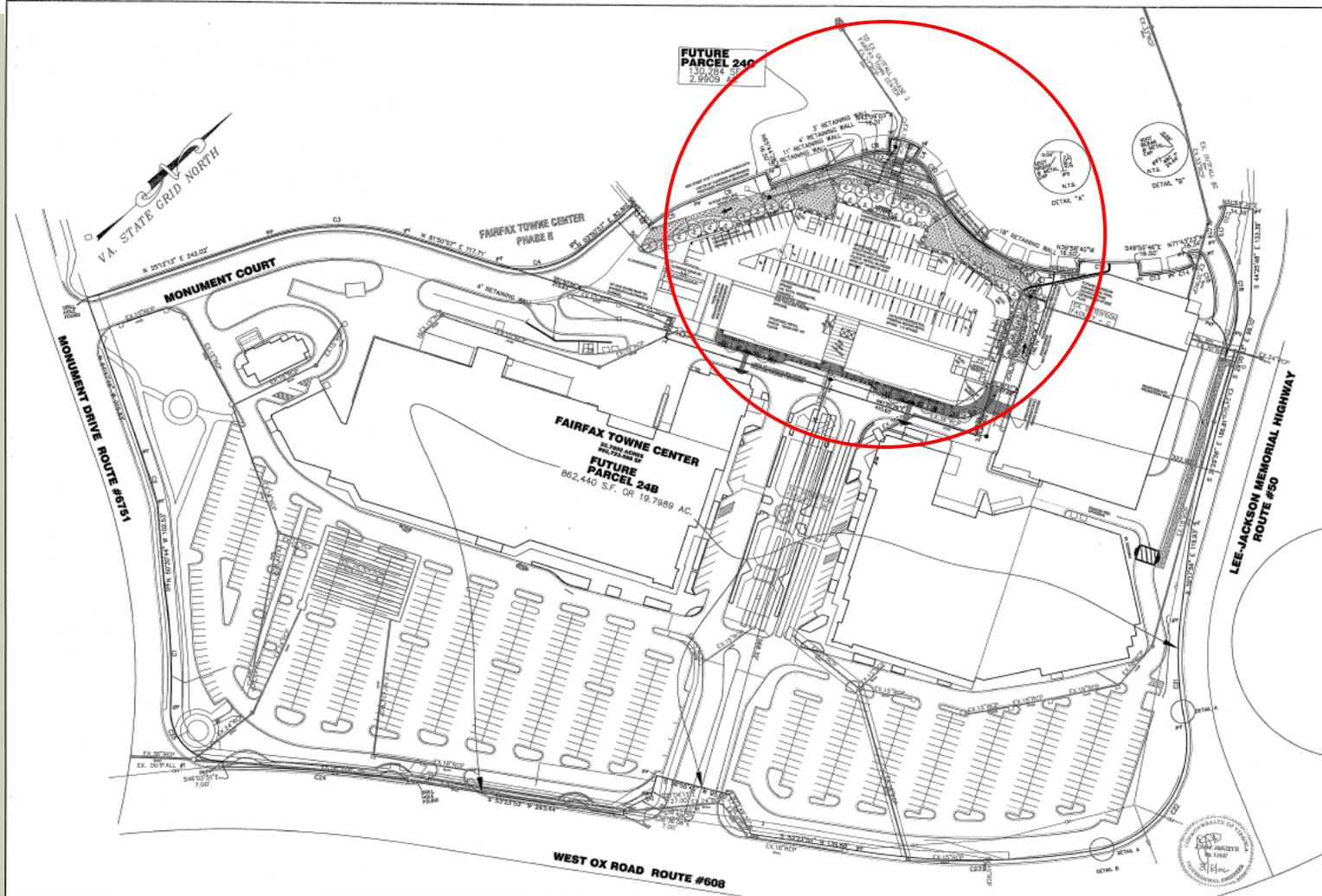
# BACKGROUND

- Ownership
- June 17, 2014 – Board of Supervisors authorized consideration of an out-of-turn Plan amendment for mixed-use development up to a 1.2 FAR.

# EXISTING AND APPROVED DEVELOPMENT

Existing Development	Approved But Unbuilt Development	Proposed Development
<p>205,000 square feet of retail, eating establishments and financial institutions</p> <p>55,000 square feet of cinema</p> <p>Total = 260,000 square feet</p> <p>Site Area = 23 acres</p> <p>Floor Area Ratio (FAR) = 0.26</p>	<p>184,000 square feet of multifamily (Approximately 169 units)</p> <p>19,800 square feet of first-floor retail use</p> <p>5-story building (65 feet) – 4 stories of residential over first floor retail use</p> <p>Total Unbuilt = 203,800 square feet</p> <p>Total Existing + Approved = 463,800 square feet</p> <p>FAR (Existing + Approved) = 0.47 FAR</p>	<p>Mix of Uses To Be Determined</p> <p>Propose to retain existing retail uses and cinema, construct approved residential building,(s) and construct additional density comprised of mix of retail, residential, office, and/or hotel uses that will be determined based upon market demand.</p> <p>FAR = 1.2</p>

# APPROVED RESIDENTIAL BUILDING



# PROPOSED DEVELOPMENT

- Mix of Uses To Be Determined.
- Propose to retain existing retail uses and cinema, construct approved residential building, and construct additional density comprised of mix of retail, residential, office, and/or hotel uses that will be determined based upon market demand.
- FAR = 1.2

