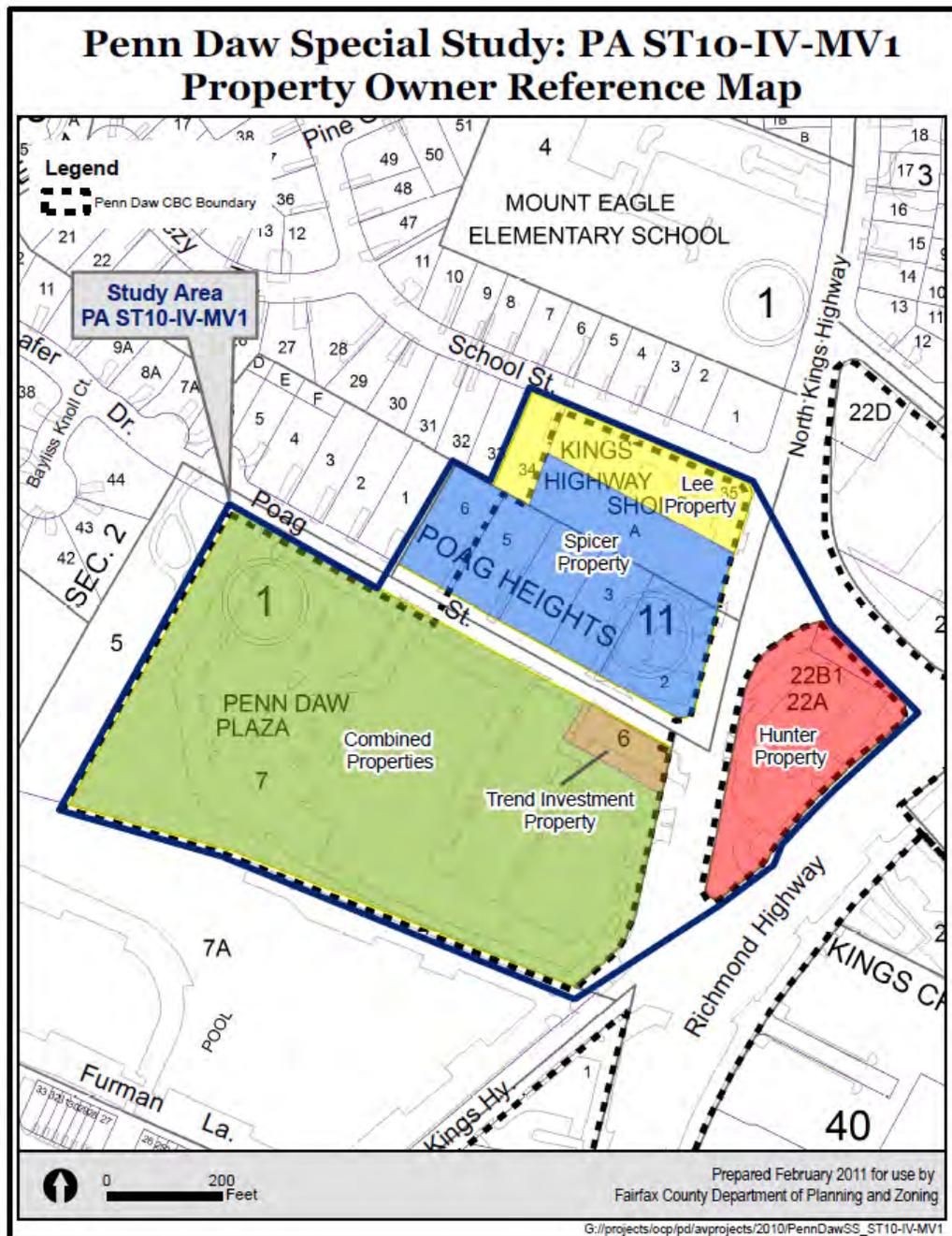


Penn Daw Special Study (PA ST10-IV-MV1)  
Task Force Alternatives Reference Sheet  
Meeting #2: January 25, 2011

The following document interprets and quantifies the land use alternatives recommended by the Penn Daw Special Study Task Force on January 25, 2011. The document has been produced by Fairfax County staff of the Department of Planning and Zoning and the Office of Community Revitalization and Reinvestment.

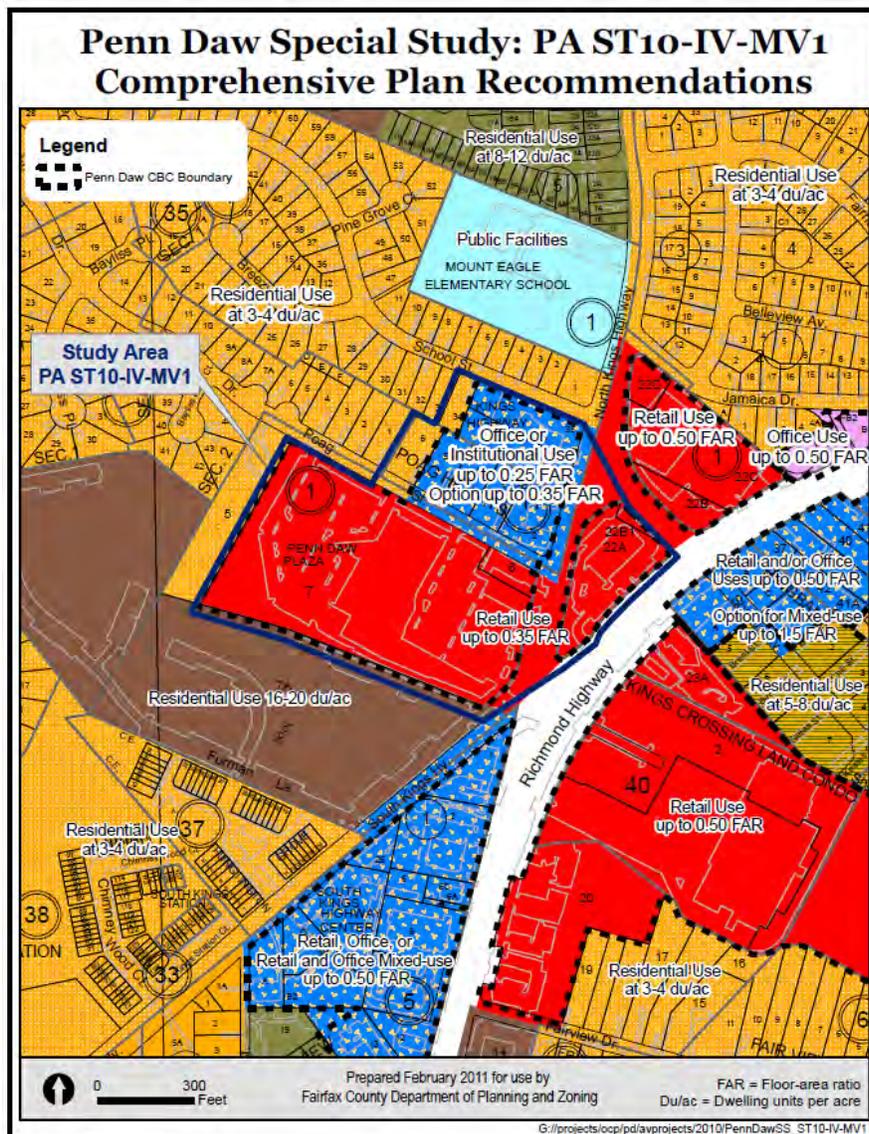
For simplicity, the different areas within the study area are referred to by their property ownership. The map below indicates the location of the property owners referred to in the document.



### Baseline Comparison: Current Plan

CURRENT PLAN	Property	Area (SF)	Maximum Comp Plan	SFD Units	Office SF	Retail SF	Total Non-res'd SF	Total Res'd Units
	Lee	48,725	0.35 FAR & 4 du/ac	1	9,421	0	9,421	1
	Spicer	147,435	0.35 FAR & 4 du/ac	2	31,859	0	31,859	2
	Hunter	84,609	0.35 FAR	0	0	29,613	29,613	0
	Combined & Trend	470,448	0.35 FAR	0	0	103,250	103,250	0
	<b>TOTAL</b>	<b>751,217</b>		<b>3</b>	<b>41,280</b>	<b>132,863</b>	<b>174,143</b>	<b>3</b>

\* SF= square feet; SFD = single family detached; Res'd = residential; FAR = floor-area ratio; du/ac = dwelling units per acre

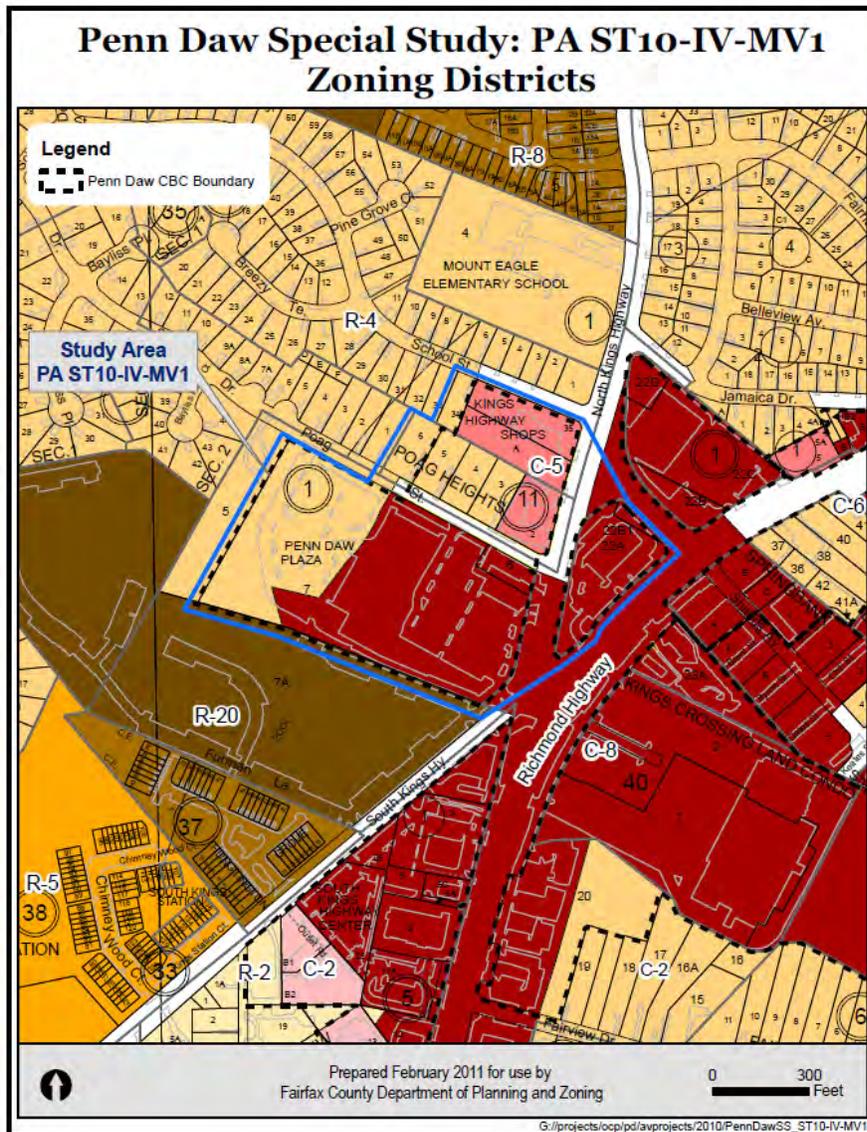


Penn Daw Special Study (PA ST10-IV-MV1)

### Baseline Comparison: Existing Zoning

CURRENT ZONING	Property	Area (SF)	Zoning District	SFD Units	Office SF	Retail SF	Total Non-res'd SF	Res'd Units
	Lee	48,725	C-5 & R-4	1	0	11,306	11,306	1
	Spicer	147,435	C-5 & R-4	7	0	20,231	20,231	7
	Rite Aid	84,609	C-8	0	0	42,305	42,305	0
	Combined & Trend	470,448	C-8 & R-4	16	0	147,500	147,500	16
	<b>TOTAL</b>	<b>751,217</b>		<b>24</b>	<b>0</b>	<b>221,341</b>	<b>221,341</b>	<b>24</b>

\* SF= square feet; SFD = single family detached; Res'd = residential



### OPTION 1

*Overall Intensity: 1.02 FAR*

**Lee Property** would not be included as part of the redevelopment on Spicer property and could redevelop on its own per current Comprehensive Plan or rehabilitate the existing structure.

**Spicer Property** would redevelop as four to five-story multifamily uses within Penn Daw Community Business Center (CBC) only. A buffer would be located along the western edge of property, and there would be no road connection between Poag and School Streets. Limited ground floor retail is included within redevelopment along North Kings Highway.

**Hunter Property** would become a park. The property would not be consolidated with properties to the west and would not transfer density.

**Combined and Trend Property** would redevelop with townhomes to northwestern edge, and the stormwater management area would expand as open space. Four-story multifamily and ground floor retail uses would be located in middle of property, and six-story, mid-rise residential buildings would be located along North Kings Highway. Trend property is shown as plaza, which may or may not indicate consolidation with Combined property.



OPTION 1	Property	Townhouse (T/H) SF	T/H Units	Multi-family (MF) SF	MF Units	Office SF	Retail SF	Total SF
	Lee	0	0	0	0	0	0	10,000
Spicer	0	0	0	260,000	260	0	10,000	270,000
Hunter	0	0	0	0	0	0	0	0
Combined & Trend		48,000	30	400,000	400	0	65,000	513,000
TOTAL		0	30	660,000	660	0	85,000	745,000

\*SF = square feet

## OPTION 2

*Overall Intensity: 0.95 FAR*

**Lee Property** would not be included as part of redevelopment on Spicer property and could redevelop on its own per current Comprehensive Plan or rehabilitate the existing structure.

**Spicer Property** would redevelop as four to five-story multifamily uses within Penn Daw Community Business Center (CBC) only. A buffer would be located along the western edge of property, and there would be no road connection between Poag and School Streets. Limited ground floor retail would be included within redevelopment along North Kings Highway.

**Hunter Property** would develop based on the current Comprehensive Plan recommendations.

**Combined and Trend Property** would redevelop with townhomes to northwestern edge, and the stormwater management area expands as open space. Four to six-story offices and ground floor retail uses would be located toward North Kings Highway with taller buildings along the highway with some limited four-story multi-family residential uses. Trend property is shown as plaza, which may or may not indicate consolidation with Combined property.



<b>OPTION 2</b>		Townhouse (T/H) SF	T/H Units	Multi-family (MF) SF	MF Units	Office SF	Retail SF	Total SF
	Lee	0	0	0	0	0	10,000	10,000
	Spicer	0	0	260,000	260	0	10,000	270,000
	Hunter	0	0	0	0	0	28,000	28,000
	Combined & Trend	48,000	30	110,000	110	125,000	150,000	433,000
<b>TOTAL</b>	<b>0</b>	<b>30</b>	<b>370,000</b>	<b>370</b>	<b>125,000</b>	<b>198,000</b>	<b>693,000</b>	

\*SF = square feet

