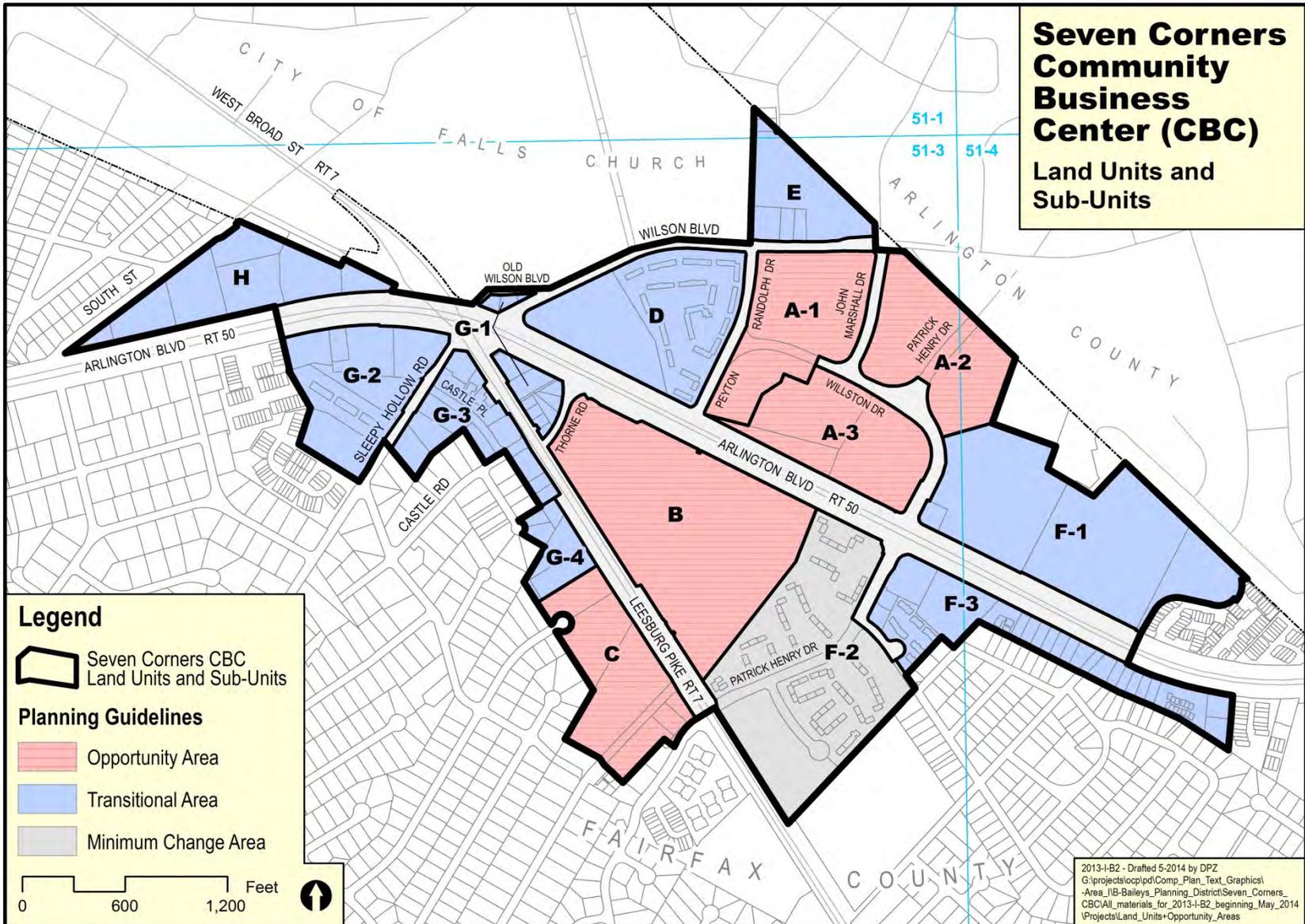


Seven Corners CBC Proposed Land Units & Sub-Units



Opportunity Areas A and B

Opportunity Area		Existing Development		Redevelopment Option			TOTAL (sf)
		Residential (DU)	Nonresidential (sf)	Residential (sf) ¹	Retail (sf)	Office/Hotel (sf)	
Willston Village Center	Sub-unit A-1	589	0	1,200,000	0 ²	0	3,151,000
	Sub-unit A-2		0	1,000,000	0	0	
	Sub-unit A-3		134,358	560,000	191,000	200,000	
Town Center	Land Unit B	0	630,199	2,450,000	625,000	725,000	3,800,000
	Land Unit C	0	265,869	<i>tbd</i>			
TOTAL		589 DU	1,030,426 sf	sf	sf	sf	6,951,000

¹ Assumed Residential Unit Size: 1,000 g.s.f. per multifamily unit; 2,000 g.s.f. per townhouse unit.

² There is an additional option in this sub-unit to permit up to 190,000 sf of retail along the planned spine road with a commensurate reduction in residential square footage to 1,010,000.

Transitional Areas

Land Unit D

- Residential use up to 16-20 DU/AC
- Retail use up to .25 FAR

Land Unit E

- Residential use up to 16-20 DU/AC
- Retail use up to .25 FAR

Sub-units F-1 and F-3

- Retail use up to .35 FAR
- Office use up to .20 FAR

Transitional Areas

Land Unit G

- Centered around Routes 7/50 interchange

Sub-unit G-1

- North of Rt 50 – Office use up to .10 FAR
- South of Rt 50 – Office or Retail use up to .35 FAR
 - Option: Office and Retail mixed-use up to .50 FAR

Sub-unit G-2

- Fronting Rt 50 – Office or Retail use up to .50 FAR
 - Option: Retail and office use up to .70 FAR with conditions
- Fronting Sleepy Hollow Road – Office at current intensities of .35 and .37 FAR, and Public Facilities

Transitional Areas

Sub-unit G-3

- Retail use up to .15 FAR
- Office use up to .90 FAR
- Public Facilities

Land Unit H

- Retail use up to .06 FAR at the eastern end
- Office use up to 2.37 FAR
- Residential and retail mixed use
- Hotel use

Minimum Change Area

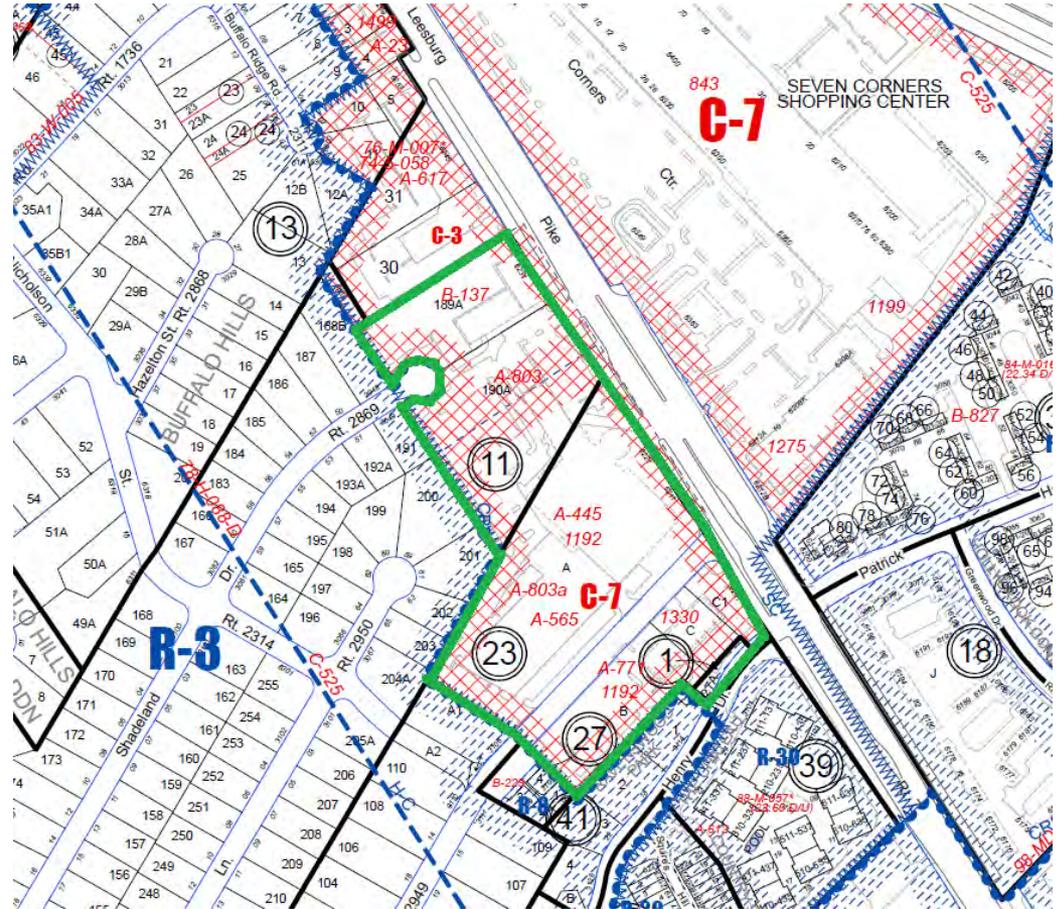
Sub-unit F-2

- Residential use up to 16-20 DU/AC
- No change is contemplated for this area

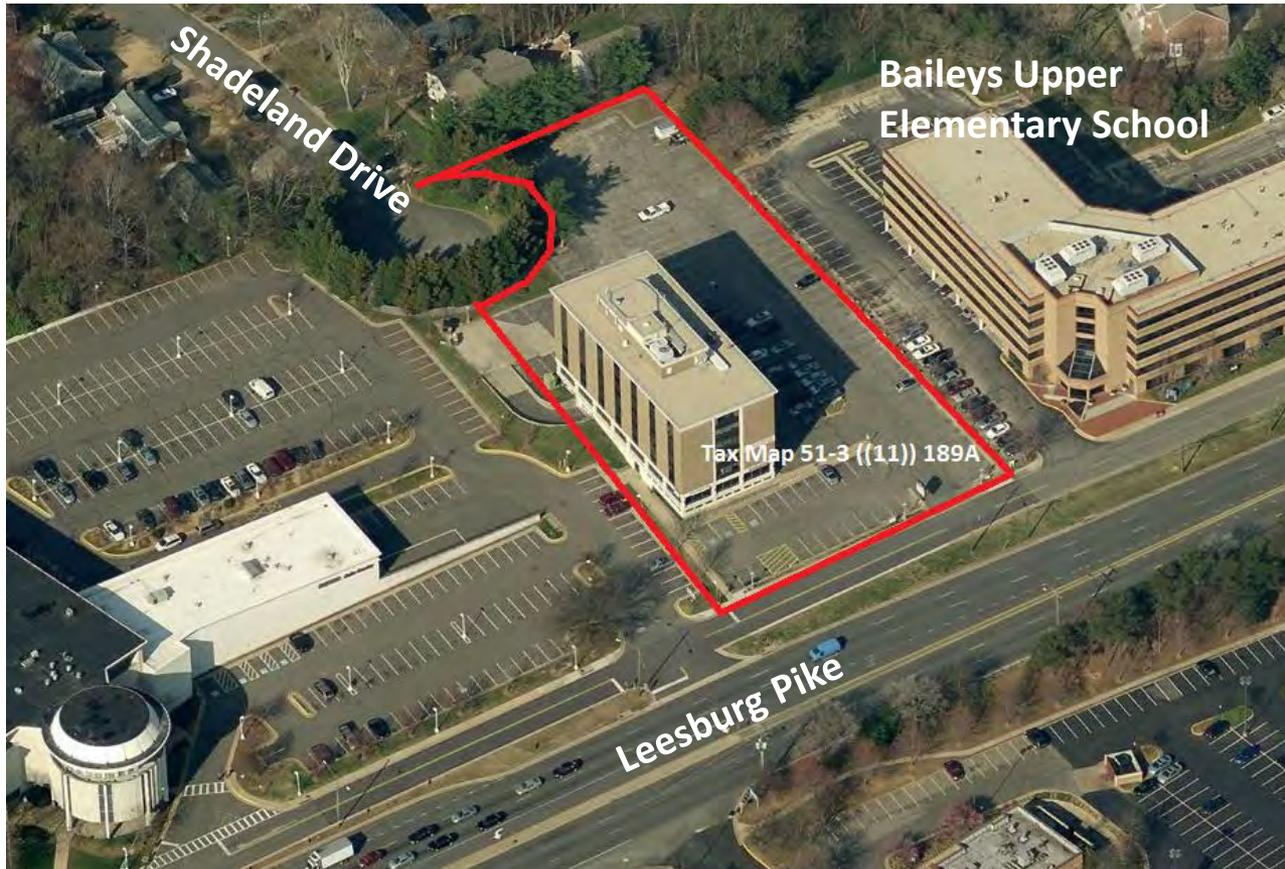
Opportunity Area C - Zoning

Opportunity Area C:

- 7 parcels, 12 acres
- C-3, C-7 and R-3 zoning districts
- Current land use: office and retail
- 265,869 existing square feet
- Existing FARs range from .50 – .80
- Current zoning allows .80 (C-7) and 1.00 (C-3) FAR, up to ~453,372.48 square feet
- ~187,503.48 more square feet than what exists today



6231 Leesburg Pike Office Building



Tax Map Number: 51-3 ((11))189A

Total area: 1.56 acres

Existing: 54,930 square foot, 7-story office building

Current FAR: 0.80

Zoning District: C-3

Year Built: 1969

Sears Department Store



Tax Map Numbers: 51-3 ((11)) 190A and 51-3 ((23)) A

Total area: 8.17 acres

Existing: 160,843 square foot, 3-story retail building

Current FAR: 0.71

Zoning Districts: C-7 and C-3

Year built: 1965

6201 Leesburg Pike Office Building



Tax Map Numbers: 51-3 ((1)) 27A, 51-3 ((23)) B, 51-3 ((23)) C, 51-3 ((23)) C1

Total area: 2.27 acres

Existing: 50,096 square foot, 4-story office building

Current FAR: 0.50

Zoning Districts: C-7 and R-3

Year built: 1967

Things to Consider with Sears Site

- **Roadway connections to the Seven Corners Task Force Spine Road and other conceptual Seven Corners Task Force roadways.**
- **Roadway connection between the Sears Site and the Upper Bailey's Elementary School to give the school access to a signalized intersection at the Seven Corners Task Force Bridge/Rt.7 intersection.**
- **Opportunities to connect adjacent communities to or through the Sears Site, thereby expanding overall connectivity within the Seven Corners area.**

Questions?