

POTENTIAL REDEVELOPMENT AREAS - FAIRFAX

AFTER

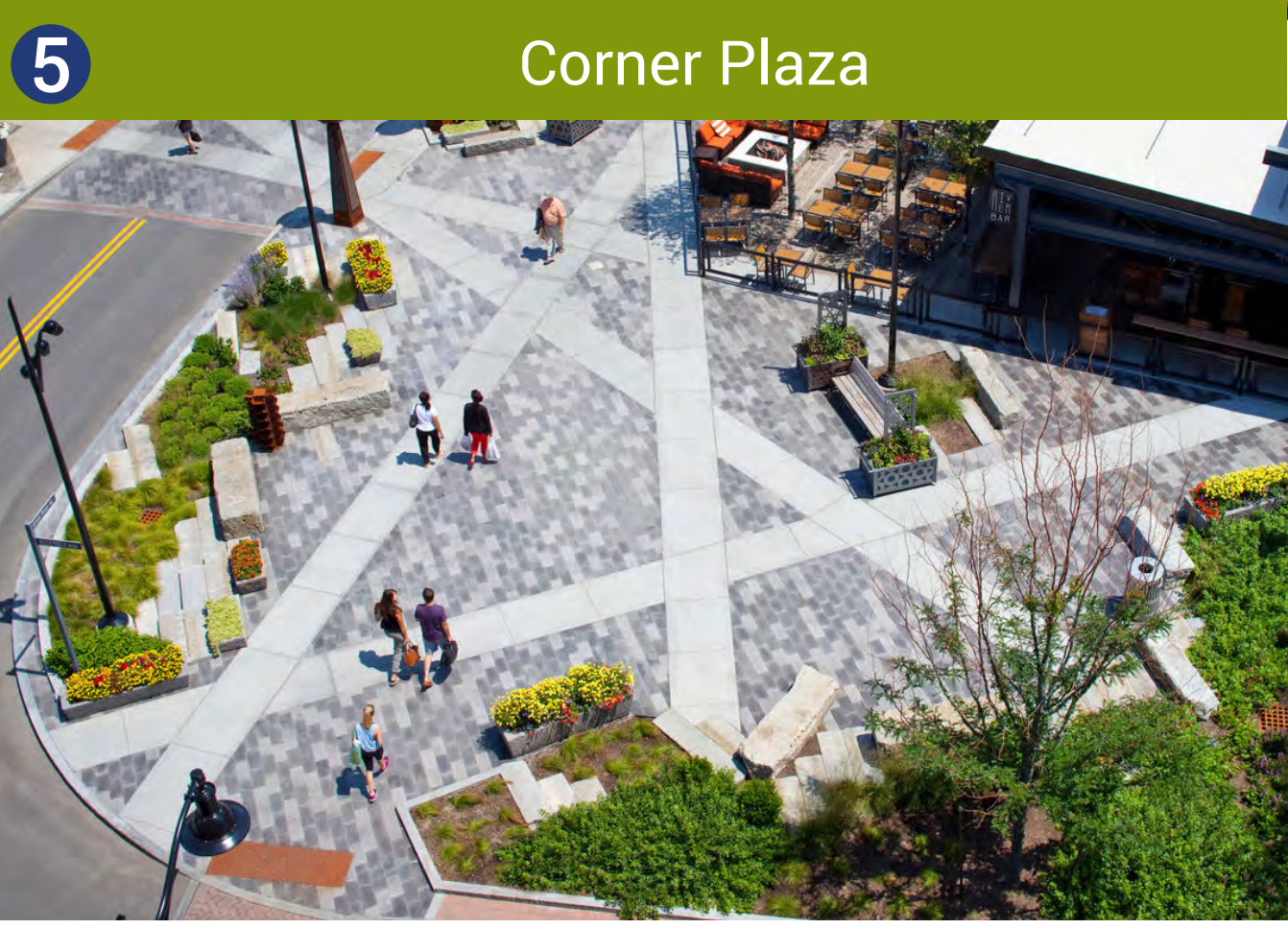


BEFORE



FAIRFAX - RENDERING

POTENTIAL REDEVELOPMENT AREAS - FAIRFAX



KEY

PROPOSED S-F ATTACHED

PROPOSED S-F DETACHED

PROPOSED MULTI-FAMILY

PROPOSED RETAIL

PROPOSED HOTEL

PROPOSED OFFICE

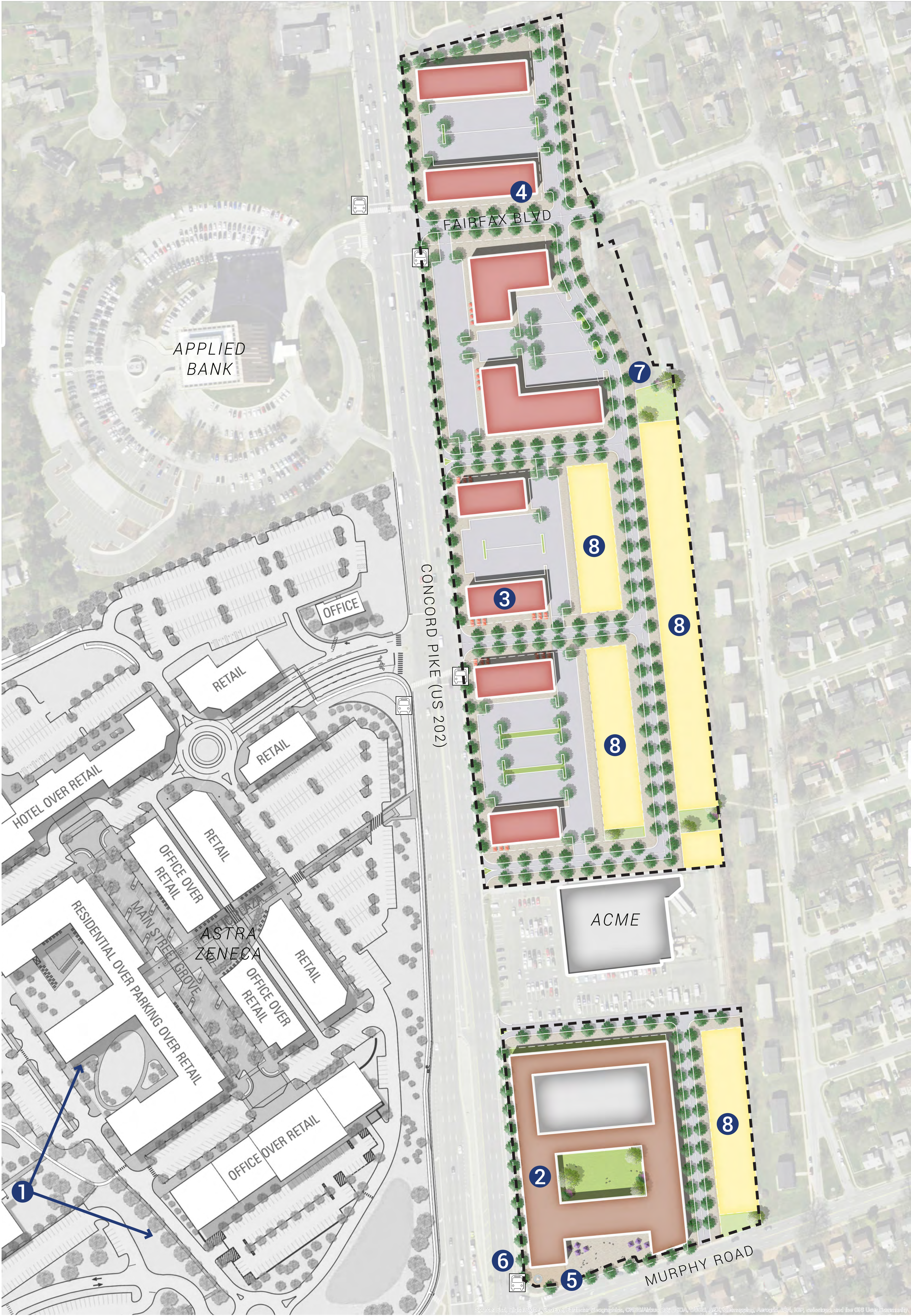
PROPOSED CIVIC

EXISTING BUILDINGS

PROPOSED BUS STOPS

EXISTING BUS STOPS

REDEVELOPMENT AREA



PRECEDENTS & PROGRAM

	NON-RESIDENTIAL					RESIDENTIAL			
	# of Stories	Retail (SF)	Hotel (Keys)	Office (SF)	Civic/ Institutional	# of Stories	Multi-Family (Units)	SFA (Units)	Residential Total
Demo	1	(181,311)	(127)						
Existing	1	33,348							
Proposed	1	95,462				4	272	71	343
TOTAL		128,810					272	71	343

Development Assumptions: Multi-Family Efficiency @ 80% and 900sf/unit; Hotel Average Key @ 400sf; SFA Average Lot Width 22'; SFD Rear-Loaded Average Lot Width 40'

OPTION A

POTENTIAL REDEVELOPMENT AREAS - FAIRFAX



2 Retail: Destination



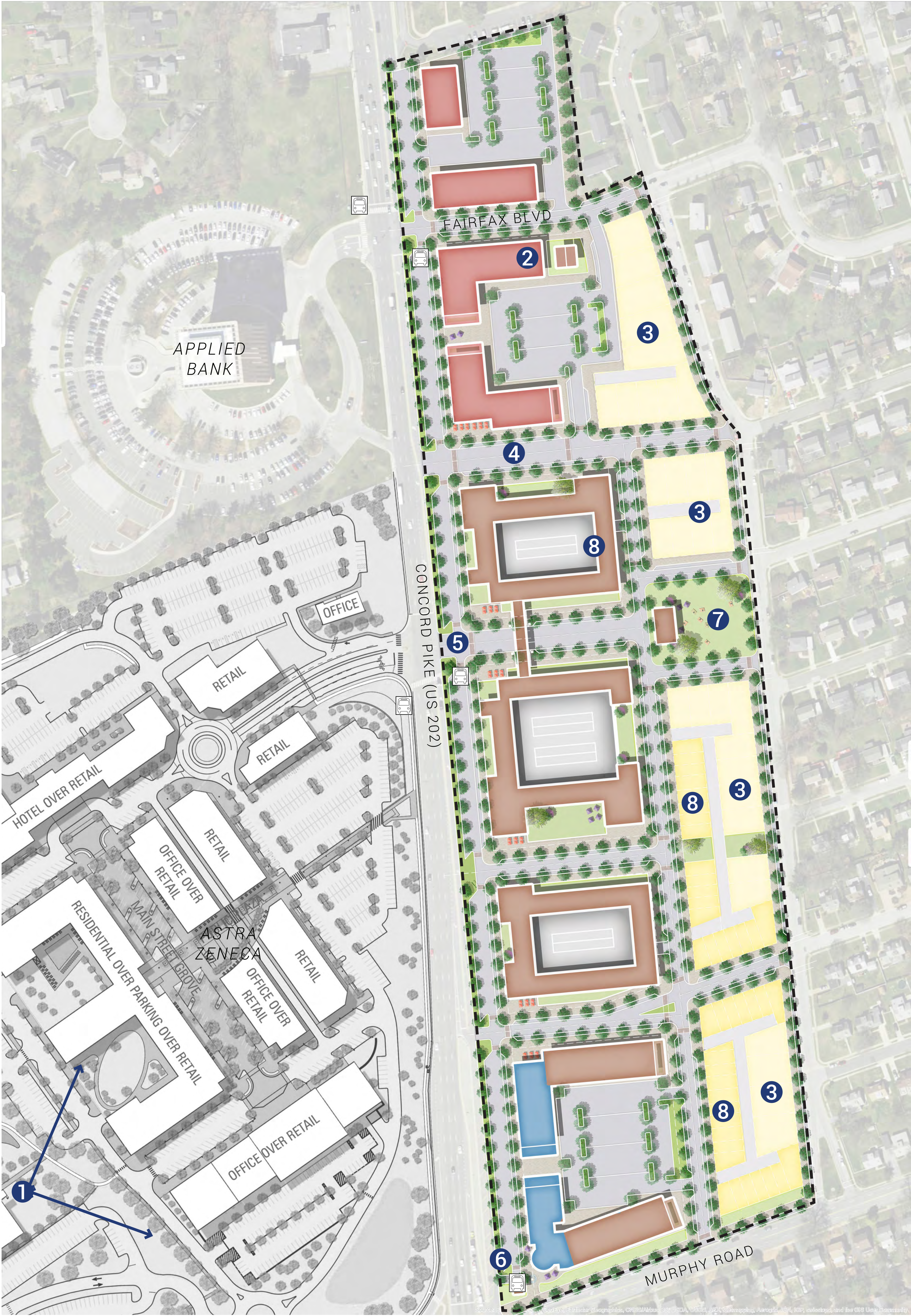
3 Residential: Detached



4 Streetscape



5 Streetscape: Frontage Street



KEY

- PROPOSED S-F ATTACHED
- PROPOSED S-F DETACHED
- PROPOSED MULTI-FAMILY
- PROPOSED RETAIL
- PROPOSED HOTEL
- PROPOSED OFFICE
- PROPOSED CIVIC
- EXISTING BUILDINGS
- PROPOSED BUS STOPS
- EXISTING BUS STOPS
- REDEVELOPMENT AREA

6 Bus Shelter



7 Event Space



8 Residential: Attached



PRECEDENTS & PROGRAM

	# of Stories	NON-RESIDENTIAL				RESIDENTIAL				
		Retail (SF)	Hotel (Keys)	Office (SF)	Civic/ Institutional	# of Stories	Multi-Family (Units)	SFA (Units)	SFD-RL	SFD-FL Residential Total
Demo	1	(214,659)	(127)							
Existing										
Proposed	1-2	165,038		25,393		4-5	500	43	27	532
TOTAL		165,038		25,393			500	43	27	532

OPTION B