



FAIRFAX COUNTY  
 SITE-SPECIFIC PLAN AMENDMENT PROCESS  
 COUNTYWIDE

SCREENING  
 CPN22-PR-007  
 PROSPERITY  
 BUSINESS CAMPUS

Address/Tax Map Parcels: 2690, 2700, 2701, 2711, 2720, 2721, 2730, 2731, 2740, 2741, 2750, and 2751  
 Prosperity Avenue  
 Tax Map 49-1 ((19)) - Parcels: A, C, D, E2, F1, F2, F3, F4, G, H, 1, 2, 3 and 4

Nominator: Bernard Suchicital (agent for B9 Sequoia Prosperity Owner LLC)

Supervisor District: Providence  
 Planning Area: Area I  
 Planning District: Jefferson Planning District, Merrifield Suburban Center, Land Unit D, Sub-Units D1 (part) and D2, Merrifield Community Revitalization Area  
 Acreage: 41 acres

Current Plan Map/Text: Baseline for Land Unit D: Office and Industrial uses at current intensities, and Private Open Space.  
 Redevelopment Option 1 (Parcels -1, 2, 3, and 4 only): Office with Retail and Service uses up to 0.85 Floor Area Ratio (FAR) with consolidation and other recommended conditions.  
 Redevelopment Option 2 (Sub-Unit D2 only): Residential mixed-use up to 1.35 FAR with recommended conditions.

Nomination: Residential mixed-use up to 1.35 FAR (with bonus density potential of up to 1.51 FAR) on Sub-Unit D1

Comprehensive Plan Considerations:

The subject site is located on the east and west sides of Prosperity Drive between Interstate 66 and Hilltop Road and is developed with low and mid-rise office and industrial use buildings. The site consists of 14 parcels in the Prosperity at Merrifield business park campus and comprises most of Land Unit D of the Merrifield Suburban Center, except for the 2.6-acre Saudi Arabian Cultural Mission site near the southwest corner of Land Unit D1. Portions of the site are within from 1.2 miles to less than ½ mile walking distance to the Dunn Loring - Merrifield Metrorail Station and from 0.7 miles to less than ½ mile walking distance to the Mosaic District town center. Adjacent parcels to the east are planned and developed with low-rise commercial and light industrial uses, and a high-rise residential building; I-66 is located to the north; to the west is a wooded area surrounding Long Branch stream and planned for public parks, and a neighborhood of single-family attached townhomes planned and developed at 5-8 dwelling units per acre (du/ac); properties to the south, across Hilltop Road, are planned and developed with retail and industrial uses.

The Concept for Future Development notes that the area is located in the Merrifield Suburban Center. Suburban Centers are employment centers located along major arterials, and area evolving to include mixed-use cores that are more urban in character. The core areas are generally surrounded by transitional areas of lesser intensity. Within Suburban Centers generally, a complementary mix of office, retail, and residential use are encouraged in a cohesive moderate to high-intensity setting. The Merrifield Suburban Center plan is based on the development of two core areas, one focused on a Town Center and the other focused near the Dunn Loring Metrorail Station. These core areas are envisioned to be more pedestrian-oriented and relatively urban in character. The northeast portions of the nominated site (Tax Map Parcels 49-1 ((19)) 1, 2, 3 and 4) are planned in the “Adjacent to Core Area” surrounding the Metrorail station core area. The adopted plan recommends for development in core-adjacent areas to be stepped down to lower intensities than those established in core areas while maintaining an overall urban character that prioritizes pedestrian-friendly connectivity to the defining assets of the cores. The rest of the nominated site is planned in a “Non-Core Area” which is recommended to be maintained in a predominantly suburban land use pattern while also having improved pedestrian connectivity with land uses in Merrifield’s dual core areas.

The nomination proposes residential mixed use up to 1.35 FAR in Sub-Unit D1, which would mirror the adopted plan option for Sub-Unit D2. The statement of justification proposes up to 2.7 million gross square feet of approximately

2,173 new multifamily and single-family attached dwelling units with office, retail, and supporting services uses. The nominator's conceptual plans indicate the proposed development would also retain more than one-quarter of the total site area, approximately 12.87 acres for active and passive recreational uses.

The nomination aligns with broader goals for advancing the concentrating land uses at higher intensities on sites that are in close proximity to Metrorail stations and mixed-use centers and, as with [CPN22-PR-008](#), may represent an opportunity to explore revisions to the land use concept in the Merrifield plan. Land use considerations, such as providing compatible transitions to nearby lower-density residential uses, as well as means for retaining compatible commercial and industrial uses, should be carefully considered to ensure the nomination achieves the broader vision for development in Merrifield. Coordination with nearby areas near the cores would be key to any future study in order to accommodate planned multimodal transportation improvements such as the East-West Connector Road and pedestrian improvements, the provision of parks and open spaces, and other public facilities.

