



Submission Form for Proposed Changes to the Comprehensive Plan or Comprehensive Plan Amendment Work Program

Use this form, typing or printing responses in black ink. Attachments may be used as necessary. This form is also available on the Web at www.FairfaxCounty.gov/dpz/FairfaxForward.

1. Subject Property Information *(Not required for countywide proposal.)*

Identify general location, street address, or Tax Map parcels, if available.

a) General Location: Corner of Williams Drive and Eskridge Road, Providence District, Merrifield

b) Street Address: 3015 Williams Drive and 3007 Williams Drive and 8300-8332 Professional Hill Drive, Fairfax,

c) Tax Map Parcel Numbers: Parcel 49-3((22))-3D See highlighted parcel on Figure 29, Page 83 of Comp. Plan, 2013 Edition

d) Identify total aggregate size of all subject parcels in acres or square feet: 3.2613 acres or 142,063 square feet

2. Proposed Amendment to Comprehensive Plan recommendations or Work Program

a) Describe the character and type of proposed development, if a land use change is proposed. The potential development could be described in terms of land use floor area ratio (FAR) or dwelling units per acre. Building height or size may also be used to convey scale.

See attached Proposed Plan Text - suggested changes are written in red and underlined.

b) If a policy change is proposed, describe why the proposal should be addressed at a countywide level.

c) Provide justification for the proposed amendment. Describe how the proposal meets any of the following criteria and why the proposal should be included in the work program. Check all that apply.

- Address emerging community concerns or changes in circumstance;
- Respond to actions by others, such as Federal, State, or adjacent jurisdictions;
- Advance major policy objectives, such as promoting environmental protection, fostering revitalization of designated areas, supporting economic development, preserving open space, providing affordable housing, or balancing transportation infrastructure and public facilities services with growth and development;
- Better implement the Concept for Future Development;
- Reflect implementation of Comprehensive Plan guidance through zoning approvals; and,
- Respond to or incorporate research derived from technical planning or transportation studies.

continued on reverse side

Explanation for (c) *(Additional sheets may be attached.)* _____
See attached Justification _____

3. Contact Information

a) Name: Robert T. Williams _____
b) Daytime Phone: (703) 975-9280 _____
c) Street Address: 3016 Williams Drive, Fairfax, Virginia 22031 _____
d) Email Address: willijean@cox.net and SHughes@HarrisonandHughes.com _____

4. Would you like to speak with staff about this submission?

Circle: Yes or No

****Staff review of all submissions is anticipated to begin February 2016.****

Submit the completed form or direct questions to:
Fairfax County Department of Planning and Zoning
The Herrity Building
12055 Government Center Parkway
Suite 730
Fairfax, Virginia 22035-5500
703-324-1380, TTY 711 (Virginia Relay)
DPZFairfaxForward@fairfaxcounty.gov





FIGURE 29

Proposed Plan Text – Red-line (underlined) Version:

(Merrifield Suburban Center – Sub-Unit G3)

Sub-Unit G-3

Sub-Unit G3 is the northwestern portion of the Land Unit that is located east of Prosperity Avenue and west of Luther Jackson Intermediate School. The sub-unit is planned for office use up to .7 FAR. Any modification, expansion, and/or reuse of the existing buildings should be consistent with guidelines for Existing Uses and Buildings under the Area-Wide Land Use section. Any new development on vacant land or redevelopment of existing buildings should provide road improvements include the extension of Eskridge Drive to Williams Drive and a potential extension of Williams Drive to Hamaker Court or directly to Prosperity Avenue.

Options: As an option, the planned intensity for Parcel 49-3((21)) D1 could be transferred to Parcels 49-3 ((21)) 6 and 7 if Parcel D1 remains as open space or a park. This option is intended to provide a transition area between the more intense development within the Merrifield Suburban Center and the nearby residential areas, as well as provide an open space amenity for this area. Any development proposal under this option must meet all applicable Area-Wide guidelines, as well as provide for or contribute to the extension of Williams Drive to Hamaker Court or Williams Drive to Prosperity Avenue.

As an option, Parcel 49-3 ((22)) 3D, if redeveloped alone or in conjunction with development in Sub-Unit F2, may develop at the same intensity and conditions as specified for Sub-Unit F2, including but not limited to the alternative under this second option for Sub-Unit F2 mixed-uses with residential use and/or hotel use up to 1.2 FAR. This redevelopment option may occur only with the extension of Eskridge Drive to Williams Drive for this redevelopment option has been completed.

Height Limit: Adjacent to Prosperity Avenue, the maximum building height is 40 feet. In the remainder of the sub-unit, the maximum building height is 75 feet, with heights varying from 2 stories to 6 stories. When at least 2 levels of structured parking are provided under the building, either at or below grade, a height bonus of up to 20 feet (or a maximum height of 95 feet) is appropriate. The tallest buildings should be in the interior of the sub-unit, away from the residential areas. See the Building Heights Map, Figure 16, and the Building Height Guidelines under the Area-Wide Urban Design section.

Justification For Proposed Amendment:

The current Comprehensive Plan language for Sub-unit G-3 of the Merrifield Suburban Center states that Parcel 49-3 ((22)) 3D, if redeveloped in conjunction

with Sub-unit F-2 to the north, may develop at the same intensity and conditions as specified for Sub-unit F2. This Proposed Change to the Comprehensive Plan offers the possibility of redevelopment and opportunities for improved site layout and urban design options under a scenario similar to Sub-unit F-2, now that the extension of Eskridge Road to Williams Drive is completed. This connection of Eskridge Road to Williams Drive has created a physical separation of this parcel from other parcels in Sub-units F-2 including the tennis club properties. It is not economically feasible to redevelop under the Sub-unit G-3 criteria from a .5 to .7 FAR otherwise.

This Proposed Change to the Comprehensive Plan improves the existing Comprehensive Plan option for Parcel 3D in conjunction with Sub-unit F-2 as an option to develop a cohesive mixed-use project as a component to the envisioned Merrifield "Town Center." In addition, this Proposed Change to the Comprehensive Plan furthers the applicable Land Use Guidelines which promote specifically, coordinated development plans. As envisioned, this redevelopment option required the extension of Eskridge Road to Williams Drive, which has been completed. By providing Parcel 3D the additional stand-alone option to be included as part of a mixed-use development and component of the Merrifield Town Center, a better and more cohesive mixed-use project may result, while accommodating the envisioned grid-of streets and pedestrian-friendly open space system in the Merrifield Suburban Center.

Height Limit: The maximum building height in this sub-unit is 50 feet. See the Building Heights Map, Figure 16, and the Building Height Guidelines under the Area-Wide Urban Design section.

Sub-Unit G3

Sub-Unit G3 is the northwestern portion of the Land Unit that is located east of Prosperity Avenue and west of Luther Jackson Intermediate School. The sub-unit is planned for office use up to .7 FAR. Any modification, expansion, and/or reuse of the existing buildings should be consistent with guidelines for Existing Uses and Buildings under the Area-Wide Land Use section. Any new development on vacant land or redevelopment of existing buildings should provide road improvements as recommended under the Area-Wide Transportation section. These road improvements include the extension of Eskridge Drive to Williams Drive and a potential extension of Williams Drive to Hamaker Court or directly to Prosperity Avenue.

Options: As an option, the planned intensity for Parcel 49-3((21)) D1 could be transferred to Parcels 49-3((21)) 6 and 7 if Parcel D1 remains as open space or a park. This option is intended to provide a transition area between the more intense development within the Merrifield Suburban Center and the nearby residential areas, as well as provide an open space amenity for this area. Any development proposal under this option must meet all applicable Area-Wide guidelines, as well as provide for or contribute to the extension of Williams Drive to Hamaker Court or Williams Drive to Prosperity Avenue.

As an option, Parcel 49-3((22)) 3D, if redeveloped in conjunction with development in Sub-Unit F2, may develop at the same intensity and conditions as specified for Sub-Unit F2. This redevelopment option may occur only with the extension of Eskridge Drive to Williams Drive.

Height Limit: Adjacent to Prosperity Avenue, the maximum building height is 40 feet. In the remainder of the sub-unit, the maximum building height is 75 feet, with heights varying from 2 stories to 6 stories. When at least 2 levels of structured parking are provided under the building, either at or below grade, a height bonus of up to 20 feet (or a maximum height of 95 feet) is appropriate. The tallest buildings should be in the interior of the sub-unit, away from the residential areas. See the Building Heights Map, Figure 16, and the Building Height Guidelines under the Area-Wide Urban Design section.

Sub-Unit G4

Sub-Unit G4 is located at the northeast quadrant of Prosperity Avenue and Arlington Boulevard and is planned and developed with office use up to .7 FAR. Any modification, expansion, and/or reuse of the existing buildings should be consistent with the Existing Uses and Buildings Guidelines in the Area-Wide Land Use section. Any new development or redevelopment should provide for road improvements as recommended under the Area-Wide Transportation section.

Height Limit: Adjacent to Prosperity Avenue, the maximum building height is 40 feet. In the remainder of the sub-unit, the maximum building height is 75 feet, with heights varying from 2 stories to 6 stories. The tallest buildings should be in the interior of the sub-unit, away from the residential areas. See the Building Heights Map, Figure 16, and the Building Height Guidelines under the Area-Wide Urban Design section.